

TO MAKE AN APPOINTMENT

Please call our Team Lorraine Mulligan, REMAX Results. Please do not call our Senior Negotiators as they do not control the diaries our Administration Team do. **TEL: (01) 627 2770/ (01) 628 3660**

TO MAKE AN OFFER FOLLOW THESE 8 SIMPLE STEPS

Please note that we pride ourselves in the best of customer care and complete transparency and we are delighted to introduce you to our online, 24 hours a day, 7 days a week, transparent bidding platform. It's very simple to log your bid on any of our properties. Please follow these 8 simple steps.

- Step 1. Log onto www.homebidding.com
- Step 2. Click onto the property you are interested in.
- Step 3. Log in to view bids.
- Step 4: Register your interest and fill out the online form. Make sure that you click on 'Team Lorraine Mulligan, Celbridge' underneath the 'Property Selling Agent' dropdown.
- Step 5: In order to register your bid, we will need to see your Approval in Principle from your bank or evidence of funding if you are a cash buyer. Please send your proof of funds to office@teamlorraine.ie and we will enable you to bid.
- Step 6: Place your bid.
- Step 7: You will be kept informed of any other bids that go on the property via email.
- Step 8: We will let you know via email if your bid is accepted.

Please note that Team Lorraine Mulligan are passionate about customer service and pride ourselves on complete honesty and transparency with all our business dealings. Please note in accordance with Revenue and GDPR Compliance, we are required to retain all files for 7 years, these will be stored in a secure area.

I WOULD LIKE TO BE KEPT INFORMED ON OTHER SIMILAR TYPE OF PROPERTIES THAT MAY BE LISTED WITH TEAM LORRAINE MULLIGAN OF REMAX RESULTS WHAT DO I DO?

Please email specifically your details to office@teamlorraine.ie. Please state your name, mobile and what type of property you are looking for, your preferred areas e.g. Lucan, Maynooth, Celbridge etc and the approximate budget you are trying to work within. We will then send you properties that are relevant to your requirements with a PowerPoint presentation of the photography and the description. If you are not receiving emails please let us know in case your details have not been loaded correctly. Please note that all our properties are listed on REMAX.ie, teamlorraine.ie, myhome.ie and daft.ie.

ALL OF THE ENCLOSED PARTICULARS ARE ISSUED BY LORRAINE MULLIGAN LTD. T/A TEAM LORRAINE MULLIGAN ON THE UNDERSTANDING THAT ALL NEGOTIATIONS ARE CONDUCTED THROUGH THEM. EVERY CARE IS TAKEN IN PREPARING PARTICULARS WHICH ARE ISSUED FOR GUIDANCE ONLY, AND THE FIRM DO NOT HOLD THEMSELVES RESPONSIBLE FOR ANY INACCURACIES.

For any financial advice and mortgage arrangement that you may require in relation to the purchase of your new home, please contact Fogarty Financial in strictest confidence at our office (01) 627 2770

EMAIL: office@teamlorraine.ie

PRSA ID: 002196

Office: 01 627 2770/ 01 628 3660

Mobile No's: Lorraine 086 831 5305 / Lesley 0872540757 / Vikki 0879559499

42 Dara Court, Celbridge, Co. Kildare. W23 KD91.



'Circle of Legends' & Award-Winning International RE/MAX Agent for over 22 years, Team Lorraine Mulligan of RE/MAX Results is delighted to present this superb 3-bedroom semi-detached home in the highly sought-after Dara Court development. Ideally located in a quiet, family-friendly cul-de-sac, 42 Dara Court offers the perfect blend of peaceful suburban living with the convenience of being just a short stroll from Celbridge Main Street and all local amenities.

Offers in Excess of €385,000



**Team Lorraine Mulligan
AWARD CATEGORIES**

**NATIONAL RE/MAX TOP SELLING AGENT 2017, 2016, 2015, 2014, 2013, 2012, 2011, 2010, 2009, 2008, 2007
NATIONAL RE/MAX TOP OFFICE 2017, 2016, 2015, 2014, 2013, 2012, 2011, 2010, 2009, 2008, 2007**

Main Street, Celbridge, Co. Kildare
Tel: 01 6272770
Fax: 01 6272720

Unit 2, 11 Lower Main Street, Lucan, Co. Dublin
Tel: 01 6283660
Fax: 01 6272720

Email: office@teamlorraine.ie
Websites www.remax.ie www.teamlorraine.ie

RE/MAX National No.1 Top Selling Agent & Office 2007-2017
Lorraine Mulligan Ltd. T/A Team Lorraine Mulligan. Directors: Lorraine Mulligan, Lesley Kennedy
VAT No. IE 9669142H Registered in Ireland No: 446829 PSRA Licence No: 002196

ACCOMMODATION DOWNSTAIRS ACCOMMODATION

KITCHEN: 3.45m x 3.34m
Light fitting, skylight/velux window, grey shaker cabinets, one with decorative glass door, stainless steel splash back, stainless steel sink, five ring corrugated iron gas cooker hob, glass top cooker hood, double oven/grill, fridge-freezer, dishwasher, washing machine, tiled floor, French doors leading to the garden. There is also storage over kitchen cabinets. At present there is the Hive system for remote control of the central heating (with Bord Gais). This can be taken over on purchase of property or removed to be replaced by manual operation.

DINING ROOM: 2.9m x 5.21m
Spotlights, curtains, laminated wooden floor, sliding Victorian style glass doors leading to kitchen.

LIVING ROOM: 5.31m x 3.36m
Coving, centre rose, glass light fittings, blind, curtains, laminated wooden floor, open feature fireplace with heart with inset gas fire, smoke and carbon monoxide alarms, Victorian style glass doors leading to Hall and Dining Room.

HALL:
Spotlights, ceramic tiles, corner shelving, alarm cabinet, wool carpet on stairs, Cloakroom/Wardrobe style storage press, Victorian style glass doors leading to living and dining rooms.

GUEST W.C:
Decorative Mirror, shelf, wall heater, blind, ceramic tiles, WC wash hand basin, string pull light fitting over decorative mirror with shaver point.

UPSTAIRS ACCOMMODATION

LANDING:
Family size Hotpress with three shelves, on/off sink/bath switches for hot water. Full length decorative mirror, smoke alarm, ceiling light fitting, landing and stairs fully carpeted with wool carpet.

BEDROOM 1:
Glass light fitting, black-out blind, natural wood floors, corner shelves, vent, curtain rail, fitted wardrobe.

BEDROOM 2: 3.88m x 2.78m
Glass light fitting, blind, natural wooden floor, fitted wardrobe, curtain rail.

BEDROOM 3: 2.73m x 2.44m
Glass light fitting, blind, natural wooden floor, fitted wardrobe, curtain rail, several rows of shelving.

BATHROOM: 2.59m x 1.82m
Light fitting, extractor fan, wall heater, wall tiles, wash hand basin, mirror, over mirror draw string wall light with shaver point, lower sink press and wall bathroom cabinet, W.C. shower bath, bath screen, corner shelves, vent, floor covering, decorative full length mirror.



FEATURES INTERNAL:

All light fittings included in the sale
All curtains & blinds included in the sale
All carpets included in the sale
All Kitchen appliances as per kitchen section included in the sale
Freshly painted for market
Kitchen upgraded 2018
Gas boiler replaced in 2019
Gas boiler has been serviced.
Fully Alarmed

FEATURES EXTERNAL:

PVC double glazed
PVC fascia and soffits
Outside front and back lights
Low maintenance garden
Garden fully walled.
Block built shed with gas boiler and electricity,
Sky Satellite Dish
Generous side entrance with gas and electric meter boxes.

SQUARE FOOTAGE: 98.45 sqm / 1059.70sqft

HOW OLD IS THE PROPERTY: Built in C.1980

BACK GARDEN ORIENTATION: North East

BER RATING: C3 - 210.64 kWh/m²/yr

BER NUMBER: 118509058

EMISSIONS INDICATOR: Gas safety check carried out. No emissions.

HEATING SYSTEM: Hive, Gas fired central heating

HOUSE STATUS: Owner-occupied.

DISCLAIMER. All information provided by the listing agent/broker is deemed reliable but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.

RE/MAX NATIONAL TOP SELLING & LETTING AGENT
2023, 2022, 2021, 2020, 2019, 2018, 2017, 2016, 2015, 2014, 2013,
2012, 2011, 2010, 2009, 2008, & 2007, Team Lorraine Mulligan
invites you to view this Stunning home.

- **INTEREST IS SURE TO BE STRONG**
- **VIEWINGS HIGHLY RECOMMENDED**

