

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

41 The Paddock, Oldtown Mill, Celbridge, Co. Kildare. W23 RE41.



“Circle of Legends” and award winning International REMAX Agent for over 22 years, Team Lorraine Mulligan of RE/MAX Results welcomes you to this wonderful 3 bedroomed home with attic conversion spanning C. 92.9 sqm. Nestled in the picturesque development of Oldtown Mill, this delightful three-bedroom end-of-terrace home exudes a warm and inviting charm. Combining stylish design and cozy living spaces, it is an ideal haven for first-time buyers or those seeking a more manageable property.

Offers in Excess of €420,000



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 Tel: 01 6272770
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RE/MAX National No.1 Top Selling Agent & Office 2007-2017
 Lorraine Mulligan Ltd. T/A Team Lorraine Mulligan. Directors: Lorraine Mulligan, Lesley Kennedy
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**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**

ACCOMMODATION

KITCHEN: 5.1m x 3m
Light fittings, high quality maple shaker kitchen, tiled splashback area, worktop, stainless steel sink, area fully plumbed, washing machine, fridge freezer, dishwasher, oven, gas hob, extractor fan, ceramic tiles, blinds, wall panelling.

GUEST WC:
Light fitting, extractor fan, W.C., W.H.B., wall tiles, wooden floor.

SITTING ROOM: 3.9m x 4.8m
Light fitting, electric feature fireplace with a wrought iron inset and polished hearth, features, curtains, blinds, solid wooden floor, t.v. point, phone point, door leading to garden area.

HALLWAY:
Light fitting, wooden floor, carpet on stairs, phone point.

LANDING:
Light fitting, sky light, hot press with immersion and shelving, carpet, attic stairs, attic partially floored, folding attic stairs.

BEDROOM 1: 3.6m x 3.4m
Light fitting, fitted wardrobes, blind, wooden floor, curtains, t.v. point, phone point.

ENSUITE:
Light fitting, extractor fan, shaving light and socket, wall tiling, wooden floor, W.C., W.H.B., vanity unit, shower.

BEDROOM 2: 3.4m x 2.8m
Light fitting, fitted wardrobes, wooden floor, t.v. point, phone point.

BEDROOM 3: 3.5m x 2.3m
Light fitting, fitted wardrobes, blind, carpet, t.v. point, phone point.

ATTIC CONVERSION/STORAGE
Spot lights, Velux windows, hotpress with dual immersion, blinds, storage, carpet.

BATHROOM: 1.74m x 1.55m
Light fitting, wall tiling, floor tiling, W.C., W.H.B., bath, electric shower, Triton T90sr.



FEATURES INTERNAL:
All curtains & carpets included in the sale
All blinds included in sale
All light fittings included in sale
Solid oak internal doors on the groundfloor
Freshly painted in the last 12 months
New carpet on the stairs and landing
Property fully alarmed
Gas boiler less than 12 months old
Attic conversion

FEATURES EXTERNAL:
PVC double glazed windows
PVC fascia & soffit
Maintenance free exterior
Outside light
Landscaped mature gardens
Raised flower beds
Side gates
Property located in a quiet cul de sac
Property not overlooked

SQUARE FOOTAGE: C. 92.9sqm / 999.96sqft

HOW OLD IS THE PROPERTY: Built c. 2005

BACK GARDEN ORIENTATION: North West

BER RATING: C1 - 157.47 kWh/m²/yr

BER NUMBER: 118636505

SERVICES: Mains water, mains sewerage.

HEATING SYSTEM: Natural gas central heating.

HOW OLD IS THE BOILER: November 2024

WHEN WAS IT ALST SERVICED: Service due November 2025

IS THE HOME OWNER OCCUPIED: Investment Property

RENT AMOUNT: €1300

DATE RENT WAS SET: June 2024

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**

