

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

13 The Park, Abbeyfarm, Celbridge, Co. Kildare. W23 N504.



"Circle of Legends" & Award winning International REMAX Agent for over 22 years, Team Lorraine Mulligan of RE/MAX Results welcomes you to a delightful 4-bedroom semi-detached home with kitchen extension, garage and utility space. This home is situated in a serene cul-de-sac and is ideal opportunity for a growing family to enjoy this fabulous home and to create their own oasis.

Guide Price €545,000



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/ DINING AREA: 5.8m x 5.91m
Spotlight, light fitting, solid oak kitchen units, tile splashback, granite work tops, upright radiator, blinds, floor tiles, double oven, hob, extractor fan, integrated dishwasher, French door leading to garden, Velux windows, wired for island.

UTILITY ROOM: 2.82m x 2.33m
Spotlight, area fully plumbed door leading to garden area, door leading to garage, ceramic tiles.

LIVING ROOM: 5.27m x 4m
Centre rose, coving, light fitting, blind, solid wooden floor, feature fireplace, with insert stove, t.v. point, internet connection.

GUEST WC:
Light fitting, W.C., wash hand basin, extractor fan, floor tiles.

HALLWAY:
Coving, centre rose, light fitting, ceramic tiles, carpet on stairs, under stairs storage.

GARAGE: 2.84m x 2.41m
Light fitting, roller shutter door.

UPSTAIRS ACCOMMODATION

LANDING:
Light fitting, carpet, hot press with shelving and duel immersion, attic access, attic partially floored.

BEDROOM 1: 3.55m x 3.6m
Light fitting, blind, fitted wardrobes, carpet.

ENSUITE:
Light fitting, wall tiling, floor tiling, W.C., W.H.B., shower.

BEDROOM 2: 2.84m x 3m
Light fitting, blind, fitted wardrobes, wooden floors.

BEDROOM 3: 2.76m x 2.83m
Light fitting, fitted wardrobes, blinds, carpet.

BEDROOM 4: 2.71m x 2.1m
Light fitting, fitted wardrobes, blinds, carpet.

BATHROOM: 1.85m x 1.87m
Light fitting, extractor fan, wall tiling, floor tiling, W.C., W.H.B., double shower, Triton T90xr electric shower, heated towel rail.



FEATURES INTERNAL:
All blinds included in sale
All light fittings included in sale
All kitchen appliances included in the sale as listed in the kitchen section
Wired for alarm
Solid internal doors

FEATURES EXTERNAL:
PVC triple glazed windows
Block built shed
Ring door camera
Ring security camera floodlight to the rear
Outside lights
Mature gardens
Property located in a quiet cul de sac
Low maintenance front and back gardens
Outside tap
Not overlooked
Front overlooking green
Barna shed
Off street parking to the front
Raised flower beds

SQUARE FOOTAGE: 130.96 sqm excluding the garage / 1409.64 sqft

HOW OLD IS THE PROPERTY: Built in C.1990

BACK GARDEN ORIENTATION: Southwest facing

BER RATING: B3 - 145.58 kWh/m²/yr

BER NUMBER: 118528041

EMISSIONS INDICATOR: 145.58 kWh/m²/yr

SERVICES: Mains water, mains sewage.

HEATING SYSTEM: Oil Fired central heating.

HOW OLD IS THE BOILER: Condenser boiler fitted 2019

HOUSE STATUS: Vacant for over 2 years (possibly qualify for the vacant housing grant)

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**

