

**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](http://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](mailto: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](mailto: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](http://teamlorraine.ie), [myhome.ie](http://myhome.ie) and [daft.ie](http://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](mailto:office@teamlorraine.ie)**  
**PRSA ID: 002196**

**Office: 01 627 2770/ 01 628 3660**

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

**56 The Lawn, Oldtown Mill, Celbridge, Co. Kildare, W23 N763.**



Circle of Legends & Award winning International REMAX Agent for over 22 years, Team Lorraine Mulligan of RE/MAX Results welcomes you to No. 56, a beautifully presented 4-bedroom semi-detached home nestled in the ever-popular Oldtown Mill development. Thoughtfully designed and tastefully finished, this spacious home offers modern living in a family-friendly location.

**Price €555,000**



**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**

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 Websites [www.remax.ie](http://www.remax.ie) [www.teamlorraine.ie](http://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

Kitchen 23'5" (7.14m) x 9'8" (2.95m)

Spotlight, light fitting, Velux windows, grey shaker fitted kitchen, oven, gas hub, extractor fan, herringbone wooden floor, door to the rear garden.  
Kitchen was renovated in 2021.

Dining Area 13'0" (3.96m) x 9'1" (2.77m)

Light fitting, center rose, coving, curtains, wooden floor, double doors leading to living room, sliding glass door leading to rear garden.

Utility Room

Gas boiler, area fully plumbed, light fitting.

Living Room 17'7" (5.36m) x 12'10" (3.91m)

Coving, centre rose, light fitting, semi-solid wooden floor, blinds, curtains, features a bay window, feature fireplace.

Guest W.C.

Light fitting, W.C., W.H.B., wall and floor tiles.

Hallway

Coving, centre rose, light fitting, floor tiles, radiator cover, carpet on stairs.

Landing

Light fitting, carpet, hot press.

Bedroom 1 13'8" (4.17m) x 9'10" (3m)

Light fitting, blind, curtains, fitted wardrobes, carpet.

Ensuite

Light fitting, extractor fan, shaving light, floor tiling, W.C., W.H.B., shower.

Bedroom 2 10'8" (3.25m) x 8'6" (2.59m)

Light fitting, blinds, fitted wardrobes, wooden floors.

Bedroom 3 9'1" (2.77m) x 8'5" (2.57m)

Light fitting, fitted wardrobes, blinds, curtains, carpet.

Bedroom 4 8'10" (2.69m) x 8'3" (2.51m)

Light fitting, fitted wardrobes, fitted bed with storage, carpet.

Bathroom 7'0" (2.13m) x 5'10" (1.78m)

Light fitting, wall tiling, floor tiling, shaving light, W.C., W.H.B., socket, bath.

Attic Conversion 16'5" (5m) x 14'5" (4.39m)

Spotlight, Velux window, blind, carpet.

Ensuite

Walk-in wardrobe, area fully plumbed, wall and floor tiles.



INTERNAL FEATURES

All blinds included in sale  
All curtains included in sale  
All carpets included in sale  
All light fittings included in sale  
Oven, hob, and extractor fan included in sale

EXTERNAL FEATURES

PVC double glazed windows  
PVC fascia and soffits  
Low maintenance garden  
Large patio area  
Large barn shed with electricity  
Outside lights  
Outside tap  
Property located in a quiet cul-de-sac  
Not overlooked  
Front driveway fully covered, locked for two parking spaces

SQUARE FOOTAGE

C. 125.7sqm / C. 1,353sqft plus attic.

HOW OLD IS PROPERTY

C.2000

BACK GARDEN ORIENTATION

Northwest facing



**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**

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.