

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

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

127 Dara Court, Celbridge, Co. Kildare. W23 FA02.



“Circle of Legends” & Award winning International REMAX Agent for over 22 years, Team Lorraine Mulligan of RE/MAX Results welcomes you to a delightful 3 bedroom semi-detached home that offers the perfect blend of comfort, convenience, and potential. Tucked away in a peaceful and friendly neighbourhood, this home is ideal for first-time buyers, downsizers, or a growing family.

Offers in Excess of €375,000



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: 3.06m x 5.23m
Light fitting, kitchen cabinets, countertop tile, splash back area, gas hob, oven, integrated dishwasher, integrated under counter fridge, glass display cabinet, gas boiler, ceramic tiles, solid wooden floor, door to garden, blinds.

LIVING ROOM: 2.06m x 3.32m
Light Fitting, centre rose, coving, solid wooden floor, electric fireplace, blinds.

GUEST WC:
Light fitting, WC, wash hand basin.

HALLWAY:
Light fitting, solid wooden floor, under the stair storage, dado rail, carpet on stairs.

GARAGE: 5.66m x 2.76m
Light fitting, shelving, washing machine, area plumbed.

UPSTAIRS ACCOMMODATION

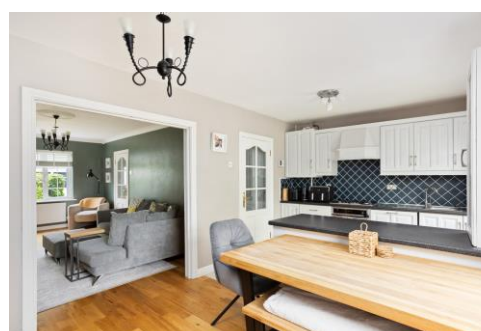
LANDING:
Light fitting, hot press with duel immersion and shelving, carpet, attic access.

BEDROOM 1: 3.81m x 3.40m
Light fitting, blind, curtains, wooden floor, fitted wardrobes.

BEDROOM 2: 2.395m x 2.77m
Blind, fitted wardrobes, wooden floors.

BEDROOM 3: 2.79m x 1.76m
Blind, wooden floor, wardrobe.

BATHROOM: 2.50m x 1.76m
Spotlights, wall and floor tiling, bath, W.H.B, vanity unit, W.C, wall mirror, heated towel rail, electric shower.



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
Gas Boiler upgraded 2020
Radiators upgraded
Water tank upgraded 2020
Bathroom renovated 2020
Solid floors upgraded 2021

FEATURES EXTERNAL:

PVC windows
PVC fascia and soffits
Garage
Outside security light
Mature gardens
Low maintenance front and back gardens
Side access
Not overlooked
Front overlooking green
Off street parking to the front
Patio area to the rear

SQUARE FOOTAGE: 88sqm / 947.22sqft

HOW OLD IS THE PROPERTY: Built in C. 1976

BACK GARDEN ORIENTATION: North facing

BER RATING: D1 - 258.29 kWh/m²/yr

BER NUMBER: 105424865

EMISSIONS INDICATOR: 47.98 kgCO₂ /m²/yr

SERVICES: Mains water, mains sewage.

HEATING SYSTEM: Gas Fired central heating.

HOW OLD IS THE BOILER: Gas boiler fitted 2020

HOUSE STATUS: Owner occupied

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.

