

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

1 The Green, Mullen Park, Maynooth, Co. Kildare. W23 X92C.



'Circle of Legends' & Award-Winning International REMAX Agent for over 22 years, Team Lorraine Mulligan of RE/MAX Results is proud to present this stunning 3 bed semi-detached family home with study to the market at 1 The Green, Mullen Park, Maynooth.

Offers in Excess of €575,000



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: 4m x 3.46m
Skylight/electricVelux Windows, spotlights, light fittings, grey shaker cabinets, top splashback, stainless steel sink, induction hob, oven, fridge, freezer, dishwasher, island with quartz top, French doors leading to garden, ceramic tiles, shutters on windows.

LIVING ROOM: 5m x 4.23m
Light fittings, shutters on windows, wooden floor, features Bay window.

HALLWAY:
Light fitting, under stairs storage, wooden floor, alarm panel.

UTILITY ROOM/GUEST WC: 2.82m x 2.2m
Light fitting, storage unit, worktop, stainless steel sink, area fully plumbed, washing machine, dryer, WC, sink.

1st FLOOR

LANDING:
Light fitting, wooden floor, bright window.

BEDROOM 1: 3.64m x 3.54m
Light fitting, fitted wardrobes, blind, wooden floor.

BEDROOM 2: 4.11m x 3m
Light fitting, wooden floor, blinds.

BATHROOM: 2.8m x 1.75m
Light fitting, extractor fan, wall and floor tiles, WC, wash hand basin, bath with shower, shower cubicle.

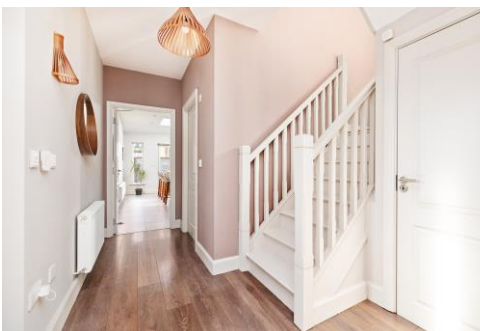
2nd FLOOR

ATTIC LANDING:
Light fitting, attic access, wooden floor jewel immersion with shelving.

OFFICE/WALK IN WARDROBE: 3.21m x 2.11m
Velux Windows, storage.

MASTER BEDROOM: 3.93m x 3.43m
Light fitting, blinds, wooden floor, wall lights, robes.

ENSUITE:
Light fitting, extractor fan, wall and floor tiles, mirror wall, hanging radiator, WC, wash and basin shower unit.



FEATURES INTERNAL:

All blinds and curtains included in the sale
All light fittings included in the sale
All kitchen appliances as per kitchen description included in the sale
Property fully alarmed
Option for furniture to be included in the sale

FEATURES EXTERNAL:

PVC double glazing
PVC fascia and soffits
Side entrance wall
Rear Garden
Outside tap
Outside slights
Private rear gardens

SQUARE FOOTAGE:	132 sqm / 1420.84 sqft
HOW OLD IS THE PROPERTY:	Built in C. 2020
BACK GARDEN ORIENTATION:	South-facing garden, overlooking the park
BER RATING:	A3 - 50.9 kWh/m ² /yr
BER NUMBER:	113234066
SERVICES:	Mains water, mains sewage
HEATING SYSTEM:	Natural Gas
HOUSE STATUS:	Vacant
MONTHLY RENT:	€2,800
WHEN SET:	May 2022

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**

