

**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**

**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**

**8 Castle Village Rise, Celbridge, Co. Kildare. W23 CC83.**



'Circle of Legends' & Award-Winning International RE/MAX Agent for over 22 years, Team Lorraine Mulligan of RE/MAX Results is proud to present this superb 3-bedroom semi-detached home, perfectly positioned within the highly sought-after and mature residential development of Castle Village in Celbridge. No. 8 Castle Village Rise is a bright, spacious, and wonderfully laid-out 3-bed semi-detached property, offering generous living accommodation and a warm, welcoming atmosphere throughout.

**Offers in Excess of €445,000**



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 Tel: 01 6272770  
 Fax: 01 6272720

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 Tel: 01 6283660  
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Email: [office@teamlorraine.ie](mailto:office@teamlorraine.ie)

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

## DOWNSTAIRS ACCOMMODATION

**KITCHEN:** 5.65m x 4.73m  
Spotlights, skylight, maple shaker cabinets, tiled splashback, stainless steel sink, five ring gas hob, cooker, three pot drawers, double oven, extractor fan, fridge freezer, dishwasher, washing machine, tumble dryer, stone carpet, semi solid wooden floor.

**UTILITY ROOM:**  
Light fitting, wall tiles, semi solid floor, washing machine, gas boiler.

**LIVING ROOM:** 5.18m x 3.47m  
Light fitting, coving, centre rose, features bay window, blinds, semi solid wooden floor, wall mounted electric fire, features fireplace with hearth.

**CONSERVATORY:** 3.35m x 2.22m  
Light fitting, porcelain wall tiles, wood affect floor tiles, storage unit.

**GUEST WC:**  
Spotlights, wall tiles, semi solid floor, WC wash and basin, blind.

**HALL:**  
Coving, spotlight, stone carpet in porch, semi solid floor, carpet on stairs, under stairs storage.

## UPSTAIRS ACCOMMODATION

**BEDROOM ONE:** 3.23m x 3.46m  
Light fitting, blinds, curtains, wooden floor, fitted wardrobes.

**ENSUITE:**  
Spotlight, wall and floor tiles, WC wash handbasin mirror, Triton T 90 SR shower.

**BEDROOM TWO:** 3.22m x 2.93m  
Light filling, blind, curtains, wooden floor, fitted wardrobes.

**BEDROOM THREE/ OFFICE:** 2.3m x 2.4m  
Light fitting, blind, curtains, wooden floor, wardrobe.

**MAIN BATHROOM:** 1.84m x 1.77m  
Wall and floor tiles, WC wash hand basin, shower Triton T 90 SR.

**ATTIC:** 3.65m x 5m  
Spotlights, Vellux windows, wooden floor, fitted wardrobes.



**FEATURES INTERNAL:**  
Conservatory  
All blinds included in the sale  
All curtains included in the sale  
Selected light fittings included in the sale  
Gas boiler 5 years old

**FEATURES EXTERNAL:**  
Composite front door 2018  
PVC double glazing  
PVC fascia and soffits  
Deck area  
Low maintenance raised flower beds  
Durable steel shed wired  
South facing garden  
Outside tap  
Outside light  
Side gate  
Outdoor sockets  
Off-street parking for minimum two cars  
Quiet cul-de sac

**SQUARE FOOTAGE:** 123.25 sqm / 1327 sqft

**HOW OLD IS THE PROPERTY:** Built in C. 1995

**BACK GARDEN ORIENTATION:** South Facing

**BER RATING:** C1 - 152.57 kWh/m<sup>2</sup>/yr

**BER NUMBER:** 119012284

**EMISSIONS INDICATOR:** 25.9 kgCO<sub>2</sub> /m<sup>2</sup>/yr

**SERVICES:** Mains water, mains sewage.

**HEATING SYSTEM:** Gas central heating

**HOUSE STATUS:** Owner occupied

**DISCLAIMER:** All information above is compiled from publicly available sources (estate agent brochures, development websites, transport info etc.) and is believed to be accurate at time of writing. Prospective buyers should verify details (travel times, services, local amenities, etc.) independently.

**RE/MAX NATIONAL TOP SELLING & LETTING AGENT**  
2024, 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**

