

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

60 Beatty Park, Celbridge, Co. Kildare. W23 Y261.



'Circle of Legends' & Award-winning Auctioneering Team for the last 22 years, Team Lorraine Mulligan of RE/MAX Results proudly welcomes you to No. 60 Beatty Park, Celbridge. This three bedroomed family home with rear extension, utility room and garage has been modernised by its current owners and is in excellent condition allowing the new owner to lay their hat. Upon entering the porch and hallway, you're immediately struck by the modern style of this home.

Offers in Excess of €440,000



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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 Tel: 01 6272770
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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:

PORCH:

Spotlights, tile floor, porch leading to hall.

KITCHEN:

5.21m x 2.96m

Spotlights, light fitting, coving, extractor fan, shaker fitted kitchen, splashback area, sink, double oven, hob, microwave, integrated dishwasher, wine rack, solid oak floor, renovated in 2022.

GUEST WC:

Spotlight, W.C., W.H.B., vanity, blind, wall & floor tiles, renovated in 2020.

SUNROOM:

5.61m x 3.63m

Light fitting, coving, ceiling speakers, wired for surround sound, blinds, curtains, solid wooden floor French door leading to garden.

LIVING ROOM:

5.35m x 3.25m

Light fitting, coving, ceiling centre rose, feature fireplace with surround electric insert fire, curtains, double doors leading to kitchen.

UTILITY ROOM:

2.83m x 2.27m

Spotlights, upper and lower cabinets, countertop, tiled splashback area, fully plumbed, blind, fridge freezer, washing machine, wooden floor.

HALLWAY:

Light fitting, dado rails, solid wooden floor, door leading to porch area, wired for alarm, fuse box, carpet on the stairs.

GARAGE:

4.94m x 2.32m

Light fitting, door leading to utility room.

UPSTAIRS ACCOMMODATION:

LANDING:

Spotlights, hot press with jewel immersion, datagram (?), carpet, attic access partially floored.

BEDROOM 1:

3.38m x 3.37m

Light fitting, coving, blind, curtains, wooden floor, slide robes.

BEDROOM 2:

3.79m x 2.7m

Light fitting, fitted wardrobes, blind, curtains, wooden floor.

BEDROOM 3:

2.71 x 2.41m

Blind, light fitting, wooden floor, wardrobes.

BATHROOM:

2.61m x 1.7m

Light fitting, wall and floor tiles, W.C., W.H.B., towel rail, shower unit with Triton T90 Z shower.

GARDEN:

Low maintenance rear garden renovated in 2020, raised flowerbeds with drywall external electrical point, block build shed

BLOCK BUILD SHED:

2.1m x 1.6m

With electricity.



FEATURES INTERNAL:

All curtains & carpets included in the sale
Selected light fittings included in sale
Mirrors included in the sale
Electrical appliances as per kitchen brochure included in the sale

FEATURES EXTERNAL:

PVC double glazed windows
PVC fascia & soffit
Downlighter spotlights
Security lights
Low maintenance rear garden
Raised flowerbeds with drywall
External electrical point
Block build shed
Extension 2001 cert of compliance
Nest system
EV charger

SQUARE FOOTAGE: C.1,582.7sqft/c.147sqm

HOW OLD IS THE PROPERTY: Built in C. 1988

BACK GARDEN ORIENTATION: West Facing

BER RATING: B3 - 132.25 kWh/m²/yr With A3 potential

BER NUMBER: 118633643

SERVICES: Mains water, mains sewerage.

HEATING SYSTEM: Oil fired central heating.

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**

