

**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**

**26 Castlegate Grove, Adamstown Castle, Lucan, Co. Dublin. K78 VP89.**



'Circle of Legends' & Award winning International RE/MAX Agent, Team Lorraine Mulligan of RE/MAX Results welcomes you to this wonderful two bed mid terraced ground floor gorgeous duplex home. This property is professionally owned, beautifully presented and comes fully furnished in show house turn key style! As this fabulous home has a warm B3 energy rating you can qualify for a 'Green Mortgage' which means that you can get a lower interest rate thereby making your repayments less every month!

**Offers in Excess of €335,000**



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 Tel: 01 6272770  
 Fax: 01 6272720

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 Tel: 01 6283660  
 Fax: 01 6272720

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  
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## ACCOMMODATION

### KITCHEN/DINING ROOM/SITTING ROOM:

Kitchen/Dining Area: 3.60m x 3.22m

Living Area 3.65m x 3.60m

Light fitting, high quality modern cream spotless fitted kitchen with wall and base units, tiled splashback area, stainless steel sink, area fully plumbed, fridge freezer, oven, 4 plate gas hob, extractor fan, French door leading to patio area, curtains, ceramic tiles in the kitchen area, wooden floors in the sitting room area.

GUEST WC: 1.96m x 1.37m

Light fitting, heated towel rail, W.C., W.H.B., floor tiles.

HALLWAY: 4.51m x 1.99m

Light fitting, downstairs storage, radiator cover, phone point, carpet on stairwell and ceramic tiles in hallway.

LANDING: 4.79m x 2.08m

Light fitting, curtains, carpet, hot press with an immersion.

BEDROOM 1: 4.35m x 3.51m

Light fitting, fitted wardrobes, curtains, carpet.

ENSUITE: 2.22m x 0.81m

Light fitting, extractor fan, wall tiling, floor tiling, W.C., W.H.B., `Rain` shower head.

BEDROOM 2: 3.51m x 2.89m

Light fitting, curtains, fitted wardrobes, carpet.

BATHROOM: 1.97m x 1.83m

Light fitting, curtains, wall tiling, floor tiling, W.C., W.H.B., hand held and `Rain` shower head over bath.



## FEATURES INTERNAL:

All curtains included in sale

All light fittings included in sale

All electrical appliances included in the kitchen as per kitchen section of the brochure

All furniture included in sale

New gas boiler

Comfortable and warm interior

Spotless clean interior

## FEATURES EXTERNAL:

NorDan Timber / Aluminium double-glazed windows

Aluminium fascia & soffit

Maintenance free exterior

Outside light

Security lights

Property not overlooked front or back

Pretty south facing private decked area to the rear

Superb location on a train line to Dublin

ANTICIPATED RENT PER MONTH: €2,400 per month. Please note that this property has not been rented.

MANAGEMENT FEES: €1150 per annum

SQUARE FOOTAGE: C.74sqm / C. 800sqft

HOW OLD IS THE PROPERTY: C. 2006

BALCONY ORIENTATION: South Facing

BER RATING: B3 - kWh/m<sup>2</sup>/yr 127.98

BER NUMBER: 112266119

SERVICES: Mains water & mains sewerage

HEATING SYSTEM: Natural gas.

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**

