

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

11 Castle Village Drive, Celbridge, Co. Kildare. W23 RF20.



'Circle of Legends' & Award-Winning International REMAX Agent for over 22 years, Team Lorraine Mulligan of RE/MAX Results is delighted to present this well-maintained 3-bedroom semi-detached home to the market. Situated in the ever-popular and family-friendly development of Castle Village, 11 Castle Village Drive is nestled in a quiet cul-de-sac and offers a superb opportunity to acquire a home with space, potential, and an unbeatable location in the heart of Celbridge, Co. Kildare.

Offers in Excess of €439,000



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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
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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

DOWNSTAIRS ACCOMMODATION

PORCH: 2.55m x 0.96m
Tiled floor, light fitting.

ENTRANCE HALLWAY: 1.95m x 1.13m
Tiled floor and light fitting.

LIVING ROOM: 4.2m x 4.69m
Light fitting, coving, wooden floor, bay window, blinds, T.V. Point, smart understairs storage, spotlights.

INNER HALLWAY: 7.64m x 1.05m
Wooden floor, recessed lights and light fitting.

BEDROOM 1: 4.48m x 3.53m
Wooden floor, fitted wardrobes, T.V. point, light fitting and curtains.

BEDROOM 2: 4.48m x 3.73m
Wooden floor, fitted wardrobes, T.V. point, light fitting and curtains.

SHOWER ROOM: 1.14m x 2.65m
Fully tiled, oversized shower cubicle with electric shower, W.C., W.H.B. with built-in vanity unit, mirror, extractor fan and vertical heated towel rail.

KITCHEN: 5.49m x 5.54m
Wooden floor, spotlight, contemporary wall and floor kitchen units, modern worktop with splashback, oven, hob, extractor fan, full height, T.V. Point, Velux windows, vaulted ceiling, double French doors leading to garden area.

UPSTAIRS ACCOMMODATION

BEDROOM 3: 3.65m x 3.19m
Carpet, walk-in wardrobe, sliderobes, light fitting, T.V. Point and blind.

BATHROOM: 2.72m x 1.68m
Fully tiled, bath with shower screen and electric shower, W.C., W.H.B with vanity unit, mirror, extractor fan and light fitting.

OFFICE: 3.35m x 2.83m
Carpet, Velux window with black out blind, access to eaves storage and light fitting.

LANDING: 3.76m x 0.96m
Carpet, hot-press and light fitting.



FEATURES INTERNAL:
All kitchen appliances as per the brochure included in the sale
All curtains and carpets included in the sale
All blinds and curtains included in the sale

FEATURES EXTERNAL:
PVC double glazing
PVC fascia and soffits
Low-maintenance rear garden
Silver granite patio throughout the rear garden
Steel shed
Outside lights
Outside tap
Large side entrance
Quiet cul-de-sac location
Off-street parking with front lawn and flower beds

SQUARE FOOTAGE: 130.77 sqm / 1407.59 sqft

HOW OLD IS THE PROPERTY: Built in C. 1991

BACK GARDEN ORIENTATION: East

BER RATING: C1 - 155.81 kWh/m²/yr

BER NUMBER: 104730189

EMISSIONS INDICATOR: 37.3 kgCO₂ /m²/yr

SERVICES: Mains water, mains sewage

HEATING SYSTEM: Oil Central heating

HOUSE STATUS: Owner-occupied

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**

