

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

Saint Maria, Ovidstown, Straffan, Co. Kildare. W23AK09.



Welcome to this 3-bed bungalow located on 5.9 acres with a detached garage, a large store room and 2 stables along with a snooker room and bar. This property does need some modernization, but it boasts excellent potential. This property enjoys a manageable C.116 sqm \ C1, 248sqft of living space but can easily be extended, subject of course to the relevant planning permission. 'Saint Maria' enjoys a highly sought-after and exclusive address with a pivotal location.

Guide Price €775,000



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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 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

KITCHEN: 3.77M X 3.04M

Spotlights, quality fitted kitchen with wall and base units, tiled splash back area, worktops sink area, four plate electric hob, oven, floor tiles, integrated fridge freezer, ceramic tiles, storeroom off kitchen.

BACK HALLWAY: 1.75M X 1.51M

Light fitting, fuse box, floor tiles, back door leading to garden area.

GUEST WC: 1.68M X 1.16M

Light fitting, wall cladding, WHB with vanity unit, W.C., mirror, floor tiles.

LIVING ROOM: 4.40M X 3.97M

Coving, light fitting, wall lights, marble feature fireplace, blinds, curtains, carpet.

SITTING ROOM: 5.19M X 4.09M

Light fitting, wall lights, mahogany feature fireplace with marble insert, blinds, curtains, carpet.

PORCH: 2.31M X 1.42M

Light fitting, floor tiles.

HALLWAY: (T-shaped)

Coving, light fitting, dado rail, storage press, access to attic press with immersion.

BEDROOM 1: 5.0M X 2.69M

Light fitting, carpet, fitted wardrobe, walk-in wardrobe.

ENSUITE: 2.66M X 1.87M

Light fitting, shaving light and socket, W.C., W.H.B., shower tray, electric "TritonT90si shower, glass shower doors.

BEDROOM 2: 2.86M X 2.72M

Fitted wardrobes, blind, wooden floor.

BEDROOM 3: 2.87M X 2.72M

Coving, light fitting, blind, carpet.

BATHROOM: 2.84M X 1.50M

Light fishing, `Mira` shower over bath, W.C., W.H.B., with a vanity unit and mirror, floor tiles.

STORE ROOM: 7.2M X 5.6M

Co recessed, lighting, fitted bar area blinds, wooden floors.

GUEST W.C: 1.49M X .99M

Light fitting, W.C., W.H.B., wooden floor.



FEATURES INTERNAL:

All blinds included in the sale

All light fittings included in sale

All curtains included in sale

Electrical appliances included as per kitchen section of this brochure

Broadband Availability

A super property with lots of potential

FEATURES EXTERNAL & GARDENS:

PVC windows

Mature gardens to front and rear

Detached garage with a storeroom and two lose horse boxes

Garden Tap

Patio area to the back

Outside lights

Fully enclosed boundary

Double entrance from the main road

Stunning front and back gardens

Detached garage

Large store room to the rear

Two loose horse boxes

SQUARE FOOTAGE: C.116 sqm \ C1, 248sqft

HOW OLD IS THE PROPERTY: Built in 1970s

BER RATING: E2-342.48 kWh/m2/yr A2 potential according to the BER report.

BER NUMBER: 117763250

SERVICES: Mains water and private septic tank

HEATING SYSTEM: Oil fired central heating and solid fuel.

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**

