

**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**

**32 Oldtown Woods, Celbridge, Co. Kildare. W23 FH1W.**



'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 exceptional 3-bedroom semi-detached A2 rated home, perfectly positioned in the sought-after and modern residential development of Oldtown Woods in Celbridge. Inside, this bright and spacious home offers well-proportioned and thoughtfully designed living accommodation.

**Offers in Excess of €525,000**



**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**

Main Street, Celbridge, Co. Kildare  
 Tel: 01 6272770  
 Fax: 01 6272720

Unit 2, 11 Lower Main Street, Lucan, Co. Dublin  
 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  
 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**

**KITCHEN:** 7.75m x 4.63m  
Spotlights, skylight, white shaker cabinets, quartz worktop, tile splashback area, stainless steel sink, oven hob extractor fan integrated fridge freezer Integrated dishwasher peninsula water effect floor tiles, light fitting and dining area, large slider to garden area blinds and curtains.

**UTILITY/STORAGE SPACE:**  
Light fitting. wood affect floor tiles, area fully plumbed, fitted storage unit, washing machine.

**LIVING ROOM:** 4.35m x 3.93m  
Curtains, curtain poles, wooden floor.

**GUEST W C:** 2.28m x 1.56m  
Light fitting, porcelain wall tiles, wood affect floor tiles, WC wash hand basin, mirror, storage unit.

**HALL:**  
Alarm panel, wood affect tiles on floor, storage area, carpet on stairs.

**UPSTAIRS ACCOMMODATION**

**LANDING:**  
Light fitting, wooden floor, attic access with fold down downstairs, attic partially floored /storage area.

**BEDROOM ONE:** 3.84m x 3.59m  
Large primary room, Light fitting, blinds, fitted wardrobes, wooden floor.

**ENSUITE:** 2.55m x 1.19m  
Light fitting, porcelain wall tiles, floor tiles, WC wash hand basin, shower with rain shower head.

**BEDROOM TWO:** 3.76m x 2.89m  
Light fitting, fitted wardrobe, wooden floor.

**BEDROOM THREE:** 3.7m x 2.52m  
Light fitting, blind, wooden floor.

**MAIN BATHROOM:** 2.1m x 1.83m  
Light fitting, porcelain wall tiles, floor tiles, wash hand basin, WC, heated towel rail, bath with shower, shaver light and socket with mirror.



**FEATURES INTERNAL:**  
Selected curtains included in the sale  
Selected light fittings included in the sale  
Underfloor heating (air to water)  
Property type A  
High quality tiling throughout  
Kitchen open bright and airy  
Kitchen appliances as per kitchen description included in the sale  
Selected furniture included in the sale

**FEATURES EXTERNAL:**  
PVC double glazing  
PVC fascia and soffits  
Overlooking the green  
Rear garden private and west facing  
Outside tap  
Patio area  
Low maintenance garden

**SQUARE FOOTAGE:** 118.5sqm / 1275.52sqft

**HOW OLD IS THE PROPERTY:** Built in C. 2021

**BACK GARDEN ORIENTATION:** West facing

**BER RATING:** A2 - 39.52 kWh/m<sup>2</sup>/yr

**BER NUMBER:** 114349921

**EMISSIONS INDICATOR:** 7.77 kgCO<sub>2</sub> /m<sup>2</sup>/yr

**SERVICES:** Mains water, Mains sewage

**HEATING SYSTEM:** Air to water

**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**  
**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**

