

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

3 The Way, Hazelhatch Park, Celbridge, Co. Kildare, W23 D880.



'Circle of Legends' and RE/MAX National Top Selling Agent, Team Lorraine Mulligan of REMAX Results, welcomes you to view this stunning 4-bedroom semi-detached home with a large sun drenched south facing back garden/ nestled in the charming village of Celbridge, Co. Kildare. Combining contemporary elegance with functional design, this property offers a luxurious and comfortable living space for you and your family.

Offers in Excess of €535,000



Main Street, Celbridge, Co. Kildare
 Tel: 01 6272770
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RE/MAX National No.1 Top Selling Agent & Office 2007-2017
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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

ACCOMMODATION

Kitchen 21'0" (6.4m) x 13'0" (3.96m)

Recessed lighting, high-quality fitted kitchen with ample wall and base units, tiled splashback area, granite worktops. stainless steel sink, area fully plumbed, 5 plate gas hob, integrated single oven, chrome extractor hood, integrated fridge freezer, integrated dishwasher, French double doors leading to the garden area, blinds, curtains, ceramic tiles.

Utility 6'0" (1.83m) x 4'0" (1.22m)

Light fitting, black out blind, area fully plumbed, wall and base units, washing machine, tumble dryer, fitted units, work top, gas boiler, ceramic tiles, back door leading to the garden area.

Guest W.C. 7'0" (2.13m) x 4'0" (1.22m)

Light fitting, extractor fan, W.C., W.H.B., blind, wall tiles, floor tiles.

Sitting Room 19'0" (5.79m) x 13'0" (3.96m)

Coving, recessed lighting, features a bay window, feature fireplace with a wood burning cosy stove, and polished hearth, roller blinds, curtains, wooden floor, t.v. point, double doors leading to the kitchen/dining room.

Hallway 17'0" (5.18m) x 6'0" (1.83m)

Coving, light fitting, curtains, wooden floor in a hallway, carpet on the stairs, phone point, fuse box, alarm keypad, under stairs storage.

Landing 11'0" (3.35m) x 9'0" (2.74m)

Light fitting, hot press with immersion and shelving, carpet, attic access.

Bedroom 1 16'0" (4.88m) x 9'0" (2.74m)

Light fitting features a bay window, wooden panelling, fitted wardrobes, blind, curtains, wooden floor,.

Ensuite 7'0" (2.13m) x 5'0" (1.52m)

Light fitting, extractor fan, mirror, wall tiling, floor tiling, W.C., W.H.B., shower.

Bedroom 2 10'0" (3.05m) x 10'0" (3.05m)

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

Bedroom 3 10'0" (3.05m) x 8'0" (2.44m)

Light fitting, fitted wardrobes, blind, Roman blinds, wooden floor.

Bedroom 4 9'0" (2.74m) x 7'0" (2.13m)

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

Bathroom 6'0" (1.83m) x 5'0" (1.52m)

Light fitting, wall tiling, floor tiling, W.C., W.H.B., shower over bath.



INTERNAL FEATURES:

All carpets included in the sale
All blinds included in sale
All light fittings included in sale
All curtains included in sale
All kitchen appliances included as per kitchen section
Property fully alarmed
Upgraded designer shaker kitchen and granit worktops
Stunning home
Excellent potential
Potential to extend to the back subject to planning permission
Potential for an attic conversion

EXTERNAL FEATURES:

Double glazed windows to the front
PVC double glazed windows to the side and rear
Porch to the front of the property
PVC fascia & soffit
Outside tap
Outside light
Landscaped mature gardens
Renovated and professionally landscaped sun-drenched patio area
Side gate
Property located in a quiet cul de sac
Large south facing back garden

SQUARE FOOTAGE: C. 1,250 sq.ft/C.116sqm

HOW OLD IS PROPERTY: Built in 2006

BACK GARDEN ORIENTATION: South west facing

HEATING SYSTEM: Natural gas central heating.

BER RATING: B3 144.14kWh/m2/yr

BER NO: 118770171

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.

