

**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)**  
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**Office: 01 627 2770/ 01 628 3660**

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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**

**13 Vanessa Lawns, Celbridge, Co. Kildare. W23 FC81.**



'Circle of Legends' International award-winning Auctioneering Team for over 22, years, Team Lorraine Mulligan of RE/MAX Results welcomes you to 13, Vanessa Lawns, Celbridge, Co. Kildare. This is a stunning three bed semi-detached home with a large kitchen extension to the rear and offers a blend of comfort, convenience, and style. The property is set in a lively, well-connected neighbourhood, close to all the amenities, shops, cafes, and schools Celbridge has to offer.

**Offers in Excess of €425,000**



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RE/MAX National No.1 Top Selling Agent & Office 2007-2017  
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**ACCOMMODATION**  
**DOWNSTAIRS ACCOMMODATION**

HALLWAY: 5.17m x 1.73m  
Light fitting, Composite front door, shelving, radiator cover, under-stairs storage, wooden floor in the hallway, carpet on the stairs, phone point.

GUEST WC:  
Light fitting, W.C., W.H.B, wall tiles, wooden floor.

EXTENDED KITCHEN/DINING AREA: 4.81m x 4.32m  
Light fitting, quality fitted kitchen with wall and base units, crystal display cabinet, worktops, Belfast sink, area fully plumbed, extractor fan, 4 plate electric hob, oven, breakfast bar, blinds, French double door leading to the garden area, wooden floor.

UTILITIY AND LAUNDRY ROOM AREA: 2.96m x 2.56m  
Quality fitted units, area fully plumbed, wooden floors.

SITTING ROOM: 5.14m x 3.41m  
Coving, light fitting, fireplace with a wood burning stove, blind, curtains, wooden floor, t.v. point.

LIVING ROOM/HOME OFFICE: 3.00m x 2.72m  
Light fitting, wooden floor.

**DOWNSTAIRS ACCOMMODATION**

LANDING: 2.79m x 1.82m  
Light fitting, hot press with immersion and shelving, carpet, attic access.

BEDROOM 1: 4.56m x 3.34m  
Light fitting, blind, curtains, wooden floor.

BEDROOM 2: 4.01m x 2.79m  
Light fitting, fitted wardrobes, blind, curtains, carpet.

BEDROOM 3: 2.65m x 2.37m  
Light fitting, blind, curtains, fitted wardrobe, carpet.

BATHROOM: 2.65m x 1.74m  
Light fitting, W.C., W.H.B., with a vanity unit electric `Triton T90Z` shower over bath, extractor fan, wall tiling, floor tiling.



**FEATURES INTERNAL:**

- All carpets included in the sale
- All blinds included in sale
- All light fittings included in sale
- All curtains included in sale
- Oven, hob, extractor fan, included in sale
- Upgraded and modern kitchen
- Upgraded bathroom
- Extended kitchen
- Turnkey home professionally owned

**FEATURES EXTERNAL:**

- PVC double glazed windows
- Outside tap
- Outside lights
- Off street parking
- Front garden and lawn area
- Side gate
- Steel shed
- Generous side entrance for a small extension subject to the relevant planning permission
- Excellent location
- Quiet and mature development
- Back garden not overlooked as it looks over Celbridge Town football grounds

SQUARE FOOTAGE: C.109sqm / C. 1, 173sqft

HOW OLD IS THE PROPERTY: Built in 1978

BACK GARDEN ORIENTATION: East facing

HAS THIS HOUSE BEEN RENTED: No

MONTHLY ANTICIPATED RENT: €3,000/€3,500 rent per month

BER RATING: C2 - 197.7 kWh/m²/yr

BER NUMBER: 100112556

SERVICES: Mains water, mains sewerage.

HEATING SYSTEM: Oil fired central heating

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**  
**2024, 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**

