

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

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

26 Ryebriidge Avenue, The Ryebriidge, Kilcock, Co. Kildare. W23 PV40.



'Circle of Legends' & Award-Winning International RE/MAX Agent for over 23 years, Team Lorraine Mulligan of RE/MAX Results is delighted to present this delightful 3 bed mid terrace 'B2' energy efficient home to the market in the highly sought-after and well-established development of Ryebriidge, Boycetown, Kilcock, Co. Kildare. Please note that if you purchase a home that has an A or a B BER rating you currently will qualify for a lower interest rate with your mortgage repayments.

Offers in Excess of €379,950



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
 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
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ACCOMMODATION

DOWNSTAIRS ACCOMMODATION

HALL: 5.17M X 2.58M
Coving, recessed lights, quality wooden floor, carpet on stairs, fuse box, alarm key panel.

GUEST W.C: 1.56M X 1.49M
Light fitting, wall and floor tiles, W.C., W.H.B.

KITCHEN/ DINING ROOM: 4.90M X 2.97M
Recessed lights, cream fitted kitchen with wall and base units, tiled splash back area, chrome extractor fan, electric cooker with hob, grill and oven, stainless steel sink, fridge freezer, dishwasher, washing machine, tiled floor, French doors leading to south facing back garden.

SITTING ROOM: 5.74M X 3.30M
Coving, recessed lights, features a bay window, blind, stone feature fireplace with an electric fire, quality wooden floors.

UPSTAIRS ACCOMMODATION

BEDROOM 1: 4.88M X 2.95M
Fitted wardrobes, quality wooden floor.

ENSUITE: 1.76M X 1.68M
Light fitting, W.C, W.H.B., shower, wall and floor tiling.

BEDROOM 2: 4.76M X 2.71M
Fitted wardrobes, black out blind, quality wooden floor.

BEDROOM THREE: 3.69M X 2.10M
Black out blind, quality wooden floor.

BATHROOM: 2.12M X 1.77M
Light fitting, extractor fan, wall and floor tiles, W.C., W.H.B, handheld shower over bath.



FEATURES INTERNAL

Bright and spacious interior throughout
Freshly painted for sale
Turnkey condition
Vacant possession
Generously proportioned and bright comfortable rooms
Open fireplace
The kitchen overlooks a private, south-facing rear garden
Tasteful open-plan kitchen/dining area with garden views
Master bedroom with ensuite bathroom
Gas fired central heating
Fully alarmed

FEATURES EXTERNAL

Double glazed windows
Attractive facade
South facing sunny back garden
Off street parking for up to three cars
Pretty lawn area to the front
Stone patio to the rear

SQUARE FOOTAGE: C.94sqm / 1012sqft

HOW OLD IS THE PROPERTY: Built in 2005 approx. 21 years old

BACK GARDEN ORIENTATION: Sunny south facing

BER RATING: B2 - 110.9 kWh/m²/yr with an A2 potential. This means that you will qualify for a lower interest rate with your mortgage repayments

BER NUMBER: 119226348

EMISSIONS INDICATOR: 19.69kgCO₂ /m²/yr

SERVICES: Mains water, mains sewerage, ESB and broadband availability

HEATING SYSTEM: Gas fired central heating

HOUSE STATUS: Vacant possession

PREVIOUS RENT CHARGED: €1786

PREVIOUS RENT SET: August 2024

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**

