

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

18 The Crescent, Oldtown Mill, Celbridge, Co. Kildare. W23YY04.



Welcome to No.18 The Crescent, Oldtown Mill, a truly exceptional 4 bedroom semi-detached family home that combines elegant design, thoughtful upgrades, and an unrivalled location. Presented by the international, award-winning Team Lorraine Mulligan of RE/MAX Results Celbridge & Lucan, this stunning B2-rated property is a masterpiece of style, comfort, and modern living.

Offers in Excess of €629,950



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
 VAT No. IE 9669142H Registered in Ireland No: 446829 PSRA Licence No: 002196

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

DOWNSTAIRS ACCOMMODATION

OPEN PLAN KITCHEN 2.96M X 2.32M, DINING / LIVING ROOM AREA: 5.42M X 4.50M

Recessed lights, quality hand-painted kitchen with wall and base units, splashback area, stainless steel sink, area fully plumbed, work tops, dishwasher, fridge freezer, 4 plate gas hob, oven, chrome extractor fan, tiles, French doors leading to the garden area, and double doors leading to the sitting room.

Removal of internal kitchen wall (Structural & Civil Chartered Engineer provided professional services. Refer to compliance certificate, which demonstrates design works in compliance with building regulations).

New larger kitchen window to the rear garden.
New bespoke vertical radiators.
New ceiling down lighting and additional electrical sockets throughout the dining / living room.

UTILITY ROOM: 2.33M X 1.56M

Light fitting, gas boiler only 4 years old fully serviced, worktop, area fully plumbed, washing machine, tumble dryer, retractable laundry line, tiles on the floor, back door leading to the back garden.

SITTING ROOM: 4.70M X 3.19M

Coving, light fitting, feature fireplace with an open fire piped for gas but can easily be changed to a wood burning stove, wooden floor, t.v. point, double doors connecting to the kitchen/dining/living room area.

DOWNSTAIRS BEDROOM/OFFICE/PLAYROOM: 4.56M X 2.30M

Light fitting, wooden floor.

HALLWAY: 4.46M X 1.995M

Coving, light fitting, new composite front door, new tiles in hallway, new carpet on stairwell, new alarm panel.

GUEST WC:

Light fitting, W.C., W.H.B., floor tiling.
New sanitary ware.
New floor tiling.
New light fittings.
New extractor fans.

UPSTAIRS ACCOMMODATION

LANDING:

Light fitting, hot press with immersion and shelving, carpet, pull-down attic stairs, attic access.

BEDROOM 1: 3.91M X 1.72M

Light fitting, fitted wardrobes, wooden floor, T.V and telephone point.

NEW REMODELLED ENSUITE: 2.56M X 1.07M

Light fitting, wall tiling, floor tiling, W.C., W.H.B., mirror, power shower with a glass door.
New sanitary ware.
New wall and floor tiling.
New back lit wall mirrors.
New light fittings.
New extractor fans.

BEDROOM 2: 3.57M X 2.60M

Light fitting, fitted wardrobes, wooden floor.

BEDROOM 3: 2.48M X 2.71M

Light fitting, fitted wardrobes, vanity unit with a mirror, wooden floor.

BEDROOM 4: 2.90M X 2.14M



Light fitting, fitted wardrobes, wooden floor.

NEW REMODELLED BATHROOM (WITH A WINDOW): 1.90M X 1.68M

Light fitting, wall tiling, floor tiling, W.C., W.H.B., heated towel rail, mirror, `Triton T90sr` electric shower over bath, glass shower door.

New sanitary ware.
New wall and floor tiling.
New backlit wall mirrors.
New light fittings.
New extractor fans.

FEATURES INTERNAL

New composite front door.
High speed broad band availability.
New internal doors, architrave, skirting and ironmongery throughout house.
New solid timber floors in two reception rooms.
New floor tiling in hall, kitchen, and utility rooms.
New flooring and wardrobes in bedrooms.
New electrical sockets and switches throughout house.
New pure wool carpet on stairs and landing.
New house alarm system.
New light fittings throughout house.
Professional house painting with `Colourtrend` paints (Celbridge).
All carpets included in sale.
All light fittings included in sale.

All kitchen electrical appliances included in sale as per kitchen description as well as the washing machine and tumble dryer in the utility room.
Superb family/starter home/investment property.
Massive potential.
Utility room.

4 years old `high efficiency (condensing) gas boiler.
Downstairs bedroom/playroom/office.
Potential to build up and over the downstairs bedroom in time if more space required subject of course to the relevant planning permission.
Extension to the rear potential due to the size of the garden subject of course to the relevant planning permission.
Attic conversion potential.
Site potential subject to the relevant planning permission to the side of the property if playroom was removed.

SQUARE FOOTAGE: C. 1,339 sq ft/ C.124.41sqft

HOW OLD IS THE PROPERTY: Built in C. 2001

BACK GARDEN SIZE: Large corner site with a generously sized back garden. Lots of building potential, subject of course to the relevant planning permission.

GARDEN ORIENTATION: This home has an east-west aspect, with side garden facing south.

BER NUMBER: 118931229

BER RATING: B2 - 120.16 kWh/m²/yr with an A3 potential as per BER report.
BER B2 rating due to new insulation works:
New double-glazed & high security doors and windows throughout the house.
New insulation in the kitchen external wall at the rear of house.
New insulation in reception room, external front and side walls.
New insulation in lean-to roof – kitchen, utility, and reception room.
New attic insulation.

CO2 EMISSIONS INDICATOR: 21.3kg CO2/m2/yr

