

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**

195 The Grove, Celbridge, Co. Kildare. W23RK54.



“Circle of Legends” and award winning International REMAX Agent for over 23 years, Team Lorraine Mulligan of RE/MAX Results is delighted to welcome you to No. 195 The Grove, a beautifully presented 4-bedroom semi-detached family home set within a highly sought-after, family-oriented development just a short stroll from the village. This bright and spacious home comes to the market in great condition, having been tastefully decorated throughout.

Offers in Excess of €485,000



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 Tel: 01 6272770
 Fax: 01 6272720

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 Tel: 01 6283660
 Fax: 01 6272720

Email: office@teamlorraine.ie
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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

HALLWAY:

Light fitting, under-stairs storage, wooden floor, carpet on stairs.

KITCHEN 7.17M x 3M

Light fitting, skylight, hand-painted cabinets, tiled splashback area, stainless steel sink, area fully plumbed, crystal display cabinet, cooker, fridge freezer, dishwasher.

DINING ROOM/PLAYROOM: 3.65M x 3M

Light fitting, blind wooden floor leading to the living room.

LIVING ROOM: 5.24M x 3M

Light fitting, blind, wooden floor, feature gas fireplace.

GUEST WC:

Light fitting, skylight, WC, W.H.B., wall and floor tiles, door leading to the garage area.

CONSERVATORY: 4.75M x 2.35M

Light fitting, floor covering, door leading to the rear garden.

UTILITY SPACE:

Light fitting, area fully plumbed.

GARAGE: 4.75M x 2.35M

Light fitting, garage door.

UPSTAIRS ACCOMMODATION

LANDING:

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

BEDROOM 1: 3.5M x 3M

Light fitting, blinds, wardrobe, carpet.

BEDROOM 2: 3.6M x 2.38M

Light fitting, blind, carpet.

BEDROOM 3: 2.67M x 2.9M

Light fitting, blind, wardrobe, carpet.

BEDROOM 4: 2.7M x 2.35M

Light fitting, blind, fitted wardrobe, carpet.

BATHROOM: 2.38M x 1.47M

Light fitting, W.H.B., bath, electric shower `Triton T90sr`, wall tiles, floor covering, separate W.C.



FEATURES INTERNAL:

Fridge Freezer, cooker and dishwasher included in the sale.

No curtains included

All blinds included

All light fittings

Certs in place for kitchen extension

Additional planning permission for a large extension to the rear, including utility conversion of garage and porch, valid until 2029. (Planning No. 2460802)

FEATURES EXTERNAL:

PVC double-glazed windows

PVC fascia and soffits

Parking for up to three cars, plus on-street parking available

Large south-facing rear garden

Block build shed

Property located in a quiet cul-de-sac

SQUARE FOOTAGE: C.119.98 sqm / 1291.45 sqft

HOW OLD IS THE PROPERTY: Built in C. 1978

REAR GARDEN ORIENTATION: South

BER RATING: E2 - 356.93 kWh/m²/yr

BER NUMBER: 113712848

PARKING: For up to three cars, plus on-street parking available

SERVICES: Mains water, mains sewerage

HEATING SYSTEM: Oil-fired central heating

IS THE HOME OWNER OCCUPIED: Yes

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**

