

**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)**  
**PRSA ID: 002196**

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

**Mobile No's: Lorraine 086 831 5305 / Lesley 0872540757 / Vikki 0879559499**

**171 Palmerstown Avenue, Dublin 20, D20 XC43.**



'Circle of Legends' & National RE/MAX Award-winning agent, Team Lorraine Mulligan of RE/MAX Results welcomes you to this remarkable opportunity to own a three/four bed semi-detached home with a large side entrance for vehicular access, and a large garage to the rear. Rarely does a property come to market offering this level of versatility, space, and potential.

**Offers in Excess of €650,000**



Main Street, Celbridge, Co. Kildare  
 Tel: 01 6272770  
 Fax: 01 6272720

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Email: [office@teamlorraine.ie](mailto:office@teamlorraine.ie)  
 Websites [www.remax.ie](http://www.remax.ie) [www.teamlorraine.ie](http://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**

## ACCOMMODATION

### DOWNSTAIRS ACCOMMODATION

HALLWAY: 3.99M X 2.012M  
Coving, light fitting, under the stairs storage, new wooden floor, carpet on the stairwell, phone point, alarm key pad.

INSIDE KITCHEN/DINING AREA: 4.62M X 1.99M  
Light fitting, quality fitted kitchen with wall and base units, tiled splashback area, Range cooker, archway leading to the living room/dining area.

KITCHEN AREA OVERLOOKING THE BACK GARDEN:  
3.36M X 2.82M  
Light fitting, stainless steel sink, wall tiles, area fully plumbed, gas cooker, floor tiles, back door leading to back garden.

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

SITTING ROOM: 3.79M X 3.66M  
Coving, light fitting, tiled fireplace open fireplace, blind, curtains, double doors leading to the living room/dining area.

LIVING ROOM/DINING ROOM: 4.14M X 3.69M  
Light fitting, tiled fireplace open fireplace, blind, curtains, double doors leading to the sitting room archway leading to the kitchen.

BEDROOM 4: 4.93M X 2.47M  
Light fitting, blind, curtains, carpet.

ENSUITE: 2.47M X 2.27M  
Light fitting, wall tiles, floor tiles, walk in shower area with a 'Mira Sport' electric shower.

### UPSTAIRS ACCOMMODATION

LANDING: 2.56M X 1.90M  
Light fitting, access to the attic, carpet.

BEDROOM 1: 4.02M X 3.33M  
Light fitting, fitted wardrobes, hot press, feature open fireplace, blind, curtains, wooden floor.

BEDROOM 2: 3.68M X 2.72M  
Light fitting, blind, fitted wardrobes, carpet.

BEDROOM 3: 2.74M X 2.61M  
Light fitting, blind, curtains, carpet.

BATHROOM: 1.99M X 1.67M  
Light fitting, W.C., W.H.B, with a vanity unit, bath, shower over bath, wall tiles, floor covering.



## INTERNAL FEATURES

All carpets included in the sale  
All blinds included in sale  
All light fittings included in sale  
All kitchen appliances are included as per description on this brochure  
Property fully alarmed and in full working order  
This property enjoys vacant possession  
This home is fully livable but does need modernisation and upgrading but has massive potential

## EXTERNAL FEATURES

Double-glazed windows  
Outside lights  
Landscaped mature gardens  
Property not overlooked at the rear  
Prime location  
Mature gardens  
Large side entrance with vehicular access  
Building potential to the side of this property and to the rear of this property subject of course to the relevant planning permission  
Large back and side garden  
Ample off street parking to the front  
Lawn area to the front too  
Large garage with workshop and electrics  
Excellent and convenient location  
Fantastic community spirit  
Lovely and friendly neighbours

SQUARE FOOTAGE: C. 1,378 sq. ft. / C.128sqm as per BER report

HOW OLD IS PROPERTY: Built in 1957 (69 years)

BACK GARDEN ORIENTATION: North west facing

BER NO.: 116480641

BER RATING: E1-310.84 kWh/m2/yr with a potential of a B1 (As per BER report)

BER NUMBER: 119235497

SERVICES: Mains water and sewerage, natural gas central heating.

RENT POTENTIAL: €3,500/€4,000 per month

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**

