

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**

29 Ardrath Crescent, Celbridge, Co. Kildare. W23 YDF4.



Circle of Legends' and Award-winning Auctioneering Team for the last 22 years, Team Lorraine Mulligan of RE/MAX Results welcomes you to this superb and stylish three-bedroom semi-detached family home located in the highly sought-after development of Ardrath in Celbridge, Co. Kildare. No. 29 Ardrath Crescent is a beautifully presented and exceptionally well-maintained home that perfectly combines contemporary style with a highly convenient location on the Dublin side of Celbridge.

Offers in Excess of €499,000



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

KITCHEN / DINING AREA (L SHAPED) 5.77m x 5.70m
Spotlights, fitted kitchen, wall to ceiling cabinets, floor cabinets, quartz worktops and quartz splashback, stainless steel sink, area fully plumbed, integrated Bosch oven, Bosch hob, integrated extractor fan, integrated fridge freezer, integrated dishwasher, tiled floor, blinds, French double doors leading to rear garden.

UTILITY: 1.60m x 1.09m
Light fitting, floor tiles, heating system area, area fully plumbed.

LIVING ROOM: 4.56m x 3.80m
Light fitting, blinds, wooden floor, bright and airy room overlooking the front garden.

HALLWAY: 4.91m x 1.79m
Light fitting, ceramic tiled floor, carpet on stairwell, alarm keypad, under stair storage.

GUEST W.C: 1.88m x 1.70m
Light fitting, blinds, W.C., wash hand basin, wall tiles, floor tiles, heated towel rail.

LANDING:
Light fitting, wooden floor, attic access with Stira stairs, attic partially floored.

BEDROOM 1: 4.00m x 3.72m
Light fitting, blinds, wooden floor, fitted wardrobes, walk-in wardrobe.

ENSUITE: 2.15m x 1.69m
Light fitting, W.C., wash hand basin, double shower, glass shower door, wall and floor tiles, shaver light and socket, heated towel rail.

BEDROOM 2: 4.42m x 3.22m
Light fitting, blinds, fitted wardrobes, wooden floor.

BEDROOM 3: 3.95m x 2.46m
Light fitting, blinds, wooden floor.

MAIN BATHROOM: 2.19m x 1.69m
Light fitting, wall and floor tiles, bath with shower over, W.C., wash hand basin, shaving light and socket, heated towel rail.



FEATURES INTERNAL

All light fittings included in the sale
All blinds included in the sale
Bright and airy rooms throughout
Well-proportioned rooms
Walk-in wardrobe in primary bedroom
Utility room
High quality kitchen with quartz worktops and splashback
Bosch integrated appliances
Modern bathrooms with heated towel rails

FEATURES EXTERNAL

Large east facing rear garden
Large porcelain tiled patio area
Custom raised planters
Old stone boundary wall
Large side entrance (approx. 3m wide)
PVC double glazed windows
PVC fascia and soffits
Cobblelock driveway
Off street parking for 2 cars
Landscaped gardens
Air-to-water heating system

HOW OLD IS THE PROPERTY: Built in C. 2022

BACK GARDEN ORIENTATION: East facing

SQUARE FOOTAGE: 111.92 sqm / 1205 sqft

BER RATING: A2 - 43.34 kWh/m²/yr

CO2 EMISSIONS INDICATOR: 8.52 kgCO₂ /m²/yr

BER NUMBER: 115478786

SERVICES: Mains water, Mains sewerage

HEATING SYSTEM: Air to Water

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**

