

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

39 Royal Meadows, Kilcock, Co. Kildare. W23 RF25.



'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 stunning 4/5 bedroom semi-detached home in show home condition together with a gorgeous homely and welcoming atmosphere in the highly sought-after and well-established development of Royal Meadows, Kilcock, Co. Kildare which is located right in the heart of the bustling village of Kilcock.

Offers in Excess of €585,000



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 Tel: 01 6272770
 Fax: 01 6272720

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 Tel: 01 6283660
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Email: office@teamlorraine.ie
 Websites www.remax.ie www.teamlorraine.ie

RE/MAX National No.1 Top Selling Agent & Office 2007-2017
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DOWNSTAIRS ACCOMMODATION

HALL: 4.32m x 2.68
Coving, light fittings, radiator cover, wooden floor, carpet on stairs, alarm key panel.

GUEST W.C:
W.C, W.H.B.

UPGRADED KITCHEN/ DINING ROOM: 6.92m x 3.77m
Recessed lights, blinds, upgraded cream high gloss fitted kitchen with wall and base units, granite work top, area fully plumbed, stainless steel sink, chrome extractor fan, electric hob, integrated double oven, integrated microwave, integrated fridge freezer, integrated dishwasher, large island unit with a seating area, polished porcelain tiled floor in kitchen area, wooden floor in dining area, double doors leading to the sitting room area, sliding patio doors leading to the garden.

UTILITY ROOM: 2.53m x 1.60m
Light fitting fitted wall and base units, stainless steel sink, area fully plumbed, washing machine, tumble dryer, floor tiles, back door leading to the stunning manicured back garden.

SITTING ROOM: 4.44m x 2.26m
Coving, light fitting, features a bay window, blinds, curtains, wooden floor, stunning media wall with integrated shelves, TV area, electric effect cosy glow fireplace, wooden floor, double doors into kitchen/ dining room.

PLAYROOM/HOME OFFICE/ BEDROOM FIVE: 3.03m x 2.49m
Light fitting, blinds, wooden floor.

UPSTAIRS ACCOMMODATION

LANDING:
Light fitting, hot press with an immersion, access to the attic with a pull down stairs, carpet.

BEDROOM 1: 4.11m x 3.71m
Light fitting, blind, curtains, fitted wardrobes, mirror panel inserts, vanity unit, carpet.

UPGRADED ENSUITE: 2.45m x 1.06m
Recessed lights, W.C, W.H.B., with a vanity unit, mirror, shaving light and socket, `Triton T90sr` electric shower, glass shower doors, heated towel rail, extractor fan, wall and floor tiling, shower.

BEDROOM 2: 4.06m x 3.47m
Light, fitting, black out blind, curtains, fitted wardrobe, carpet.

BEDROOM THREE: 3.52m x 2.87m
Light fitting, black out blind, curtain, fitted wardrobe, carpet.

BEDROOM FOUR: 3.91m x 2.84m
Light fitting, blinds, curtain, fitted wardrobe, carpet.

UPGRADED BATHROOM: 2.66m x 1.84m
Recessed lights, extractor fan, black out blind, wall and floor tiles, W.C., W.H.B. with a vanity unit, mirror with a light, Rain shower head and hand held shower over bath, glass shower door.



FEATURES INTERNAL

Upgraded tasteful open-plan kitchen/dining area with garden views
Upgraded bathroom and ensuite
All light fittings included in sale
All curtains and carpets included in sale
All kitchen and utility appliances included in sale as per kitchen section of this brochure
Four spacious bedrooms with fitted wardrobes
Master bedroom with ensuite bathroom
Bright and spacious interior throughout
Beautiful condition
A loving family home and never rented
Gorgeous homely, positive and welcoming atmosphere
Generously proportioned and bright comfortable rooms
Gas fired central heating
Fully alarmed

FEATURES EXTERNAL

Double glazed windows
PVC fascia and soffits
Attractive red brick façade
Stunning front and back garden
Pretty back garden with a stunning display of flowers, trees and scrubs
Tasteful patio area and outdoor canopy
Garden shed
Off street parking to the front
Side entrance with a gate
Superb and prestigious location

SQUARE FOOTAGE: C.144.38sqm / C. 1554sqft

HOW OLD IS THE PROPERTY: Built in 1998

BACK GARDEN ORIENTATION: West facing

BER RATING: B – with an BER A rating potential

BER NUMBER: 119506590

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

HEATING SYSTEM: Gas fired central heating.

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**

