

TO MAKE AN APPOINTMENT

To organize a viewing or to place a bid on this property go to www.teamlorraine.ie or scan the QR code on the photograph section of this brochure.

DISCLAIMER

Notice to all parties viewing this brochure

1. This brochure is provided for general guidance only. Nothing in it forms or constitutes an offer, contract, or binding agreement, and none of its contents should be treated as a statement of fact upon which any party can rely.
2. Neither the Agent nor any member of staff has the authority to make representations or give warranties concerning this property on behalf of the vendor.
3. Every description, measurement, and reference to condition, permitted use, or occupation has been prepared in good faith and is believed accurate at the time of preparation. However, prospective buyers and tenants are advised to verify all such details independently through their own inspection or enquiries rather than relying on this brochure alone.
4. The Agent provides no warranty or covenant relating to the property. While familiar with its general appearance and layout, the Agent makes no claim to expertise regarding title or planning matters, and responsibility for confirming the sufficiency of such documentation rests entirely with the purchaser.
5. Confirmation of service availability — whether for current or intended use — is the responsibility of the purchaser. The Agent offers no guarantees or representations on this matter.
6. Boundaries, fences, hedges, walls, and ditches are not defined by either the vendor or the Agent, including any determination of party-structure status.
7. Should any conflict arise between the information in this brochure and the formal contract of sale, the contract of sale will take precedence.
8. References to "Vendor" and "Purchaser" throughout this brochure should be read as including "Lessor" and "Lessee," or "Landlord" and "Tenant," wherever the context applies.

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

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Gort Na Greine, Blackwood, Robertstown, Co. Kildare, W91 CDH7.



`Circle of Legends` and award winning International REMAX Agent for over 23 years, Team Lorraine Mulligan of RE/MAX Results is delighted to present `Gra an Greinne` to the property market. This is a charming 3 bed bungalow spanning to C.117.22sqm/C. 1,261sqft on a delightful private C. 2.3-acre site approximately. This property offers tremendous character and potential throughout, with excellent potential for personalization.

Offers in Excess of €395,000



**Team Lorraine Mulligan
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ACCOMMODATION

KITCHEN/DINING/LIVING SPACE:

Recessed lights, fitted kitchen with wall and base units, countertop, breakfast bar area, Belfast style sink, area fully plumbed, feature fireplace with a wood burning stove, wooden floors, 2 sets of French doors leading to the garden area.

UTILY ROOM:

Are fully plumbed, shelving, ceramic tiles, back door leading to the patio area.

HALLWAY:

Recessed lights, hot press with shelving, ceramic tiles in entrance and wooden floor in corridor.

BEDROOM 1:

Recessed lights, wooden floor, French door leading to the garden area.

EN-SUITE:

Recessed lights, W.C., W.H.B., shower, floor and wall tiles.

BEDROOM 2:

Recessed lights, wooden floor.

BEDROOM 3:

Recessed lights, wooden floor.

BATHROOM:

Recessed lights, W.C., W.H.B., bath, shower over bath.



FEATURES INTERNAL:

A home with great potential
Upgraded kitchen
Upgraded ensuite and bathroom
Wood burning stove in sitting room

FEATURES EXTERNAL:

PVC double-glazed windows
Raised flower beds
Off street parking
Tucked away in a private cul de sac
Not overlooked to the front or to the rear
Outside tap
Sunny stone patio to the rear
Massive building potential subject to the relevant planning permission

SQUARE FOOTAGE: C. 117.22sqm/C. 1,261sqft

HOW OLD IS THE PROPERTY: Built in 1968

PARKING: Off street parking

BACK GARDEN ORIENTATION: West facing

BER RATING: C – with an A potential as per BER report 174 kWh/m²/yr

BER NUMBER: 100752096

SERVICES: Mains water, biocycle system in the rear garden

HEATING SYSTEM: Oil-fired heating.

"Auctioneers Comments: This property is offered for sale by online auction (unless sold prior) so please contact us early to avoid disappointment. The successful bidder is required to pay a 10% deposit and contracts are signed immediately on acceptance of a bid. Please note this property is subject to an undisclosed reserve price. Terms and conditions apply to this sale."

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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**

