

**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**

**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**

**8 Church Court, Church Street, Kilcock, Co.Kildare. W23HW89.**



'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 duplex 8, Church Court, a beautifully maintained two-bedroom terraced duplex in one of Kilcock's most desirable locations. Perfectly suited for first-time buyers, downsizers, or investors seeking a low-maintenance home in a vibrant yet peaceful area, this property offers a harmonious blend of modern living and classic comfort.

**Offers in Excess of €265,000**



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](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

## ACCOMMODATION

### DOWNSTAIRS ACCOMMODATION

KITCHEN/ DINING AREA: 3.05m x 4.02m  
Light fitting, fitted kitchen with wall and base units, four-plate gas hob, oven, tiled splashback, stainless steel sink, ceramic floor tiles.

LIVING ROOM: 4.11m x 4.80m  
Light fitting, double doors connecting to the kitchen/dining area, wooden floors hot press with immersion, and carpeted stairwell.

GUEST W.C.: 2.25m x 0.89m  
W.C., W.H.B., tiled floor.

### UPSTAIRS ACCOMMODATION

BEDROOM 1: 3.08m x 3.03m  
Double bedroom with fitted wardrobes and wooden floors,

BEDROOM 2: 3.51m x 2.00m  
Double bedroom with wooden floors, fitted wardrobes, and shelving.

BATHROOM: 2.11m x 1.92m  
Modern shower room with W.C., W.H.B., shower, light fitting, towel rail, mirror, and heater.



### FEATURES INTERNAL:

Two spacious double bedrooms  
Downstairs guest W.C.  
Fitted kitchen with appliances included  
Fitted wardrobes in both bedrooms  
Blinds and light fittings included  
Carpeted stairwell for comfort

### FEATURES EXTERNAL:

Terraced apartment in a quiet cul-de-sac  
First-floor balcony  
Mature communal gardens and ample parking  
Safe, secure, and centrally located

SQUARE FOOTAGE: C. 67.39sqm as per BER report

HOW OLD IS THE PROPERTY: Built in 2005

BER RATING: C3 - 212.77kWh/m2/yr (A2 potential as per BER report)

BER NUMBER: 114500200

SERVICES: Mains water and sewerage

HEATING SYSTEM: Gas fired central heating

MANAGEMENT FEE: €1,400 per year

PREVIOUS RENT CHARGED: €1,250.  
Tenancy ended 31/08/2025

### DISCLAIMER

All information provided is for guidance only. While every care has been taken to ensure accuracy, prospective buyers should verify details independently. The agent and associated parties accept no liability for errors or omissions.

**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**

