

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

34 The Courtyard, St. Raphael's Manor, Celbridge, Co. Kildare. W23 PH94.



Award-winning auctioneering team since 2003, Team Lorraine Mulligan of RE/MAX Results Celbridge & Lucan proudly welcomes you to No. 34 The Courtyard, a beautifully presented two-bedroom mid-terrace home ideally suited to first-time buyers, investors, or those looking to trade down to a comfortable and manageable property in a superb location close to the village.

Offers in Excess of €350,000



Main Street, Celbridge, Co. Kildare
 Tel: 01 6272770
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RE/MAX National No.1 Top Selling Agent & Office 2007-2017
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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

PORCH:
Ceramic tiles.

KITCHEN/DINING AREA: 6.18m x 3.51m
Spotlights, cream shaker wall and floor cabinets, tiled backsplash, stainless steel sink, fully plumbed, extractor fan, hob, oven, dishwasher, washing machine. Crystal display cabinet, hot press with shelving and dual immersion, wooden floor, door leading to garden area.

SITTING ROOM: 5.00m x 3.60m
Light fitting, wooden floor, electric feature fireplace with surround and insert, carpet to porch area.

UPSTAIRS ACCOMMODATION

LANDING:
Light fitting, carpet, attic access, partially floored attic.

BEDROOM 1: 3.08m x 3.63m
Light fitting, wooden floor, fitted wardrobes.

BEDROOM 2: 3.05m x 3.55m
Light fitting, carpet, wooden floor.

BATHROOM: 1.91m x 2.42m
Light fitting, extractor fan, wall and floor tiles, shaving light, WC, wash hand basin, bath with overhead shower, separate shower unit with Triton T90XR electric shower.

FEATURES INTERNAL:

All carpets included in the sale
All kitchen appliances as per kitchen description included in the sale
Property fully alarmed
Hot press with shelving and dual immersion
Attic access with partially floored attic
Wooden and carpet flooring throughout
Very comfortable and attractive home
Wired for alarm

FEATURES EXTERNAL:

Wooden rear doors to garden
Low maintenance rear garden with porcelain tiles and artificial grass
Sunny southeast-facing rear garden
Not overlooked to the rear
Seomra (garden room)
Large front garden
Parking for up to 2 cars
Property located in a quiet cul-de-sac



SQUARE FOOTAGE: 77.31sqm / 832sqft
HOW OLD IS THE PROPERTY: Built in C.2002
BACK GARDEN ORIENTATION: South-East facing
SERVICES: Mains water, mains sewerage.
HEATING SYSTEM: Electric Storage Heating
BER RATING: C1-173.54 kWh/m²/yr
BER NUMBER: 119062172
CALCULATED ANNUAL CO2 EMISSIONS: 22.21 kgCO₂ /m²/yr

SUMMARY

No. 34 The Courtyard enjoys a prime position within a thriving and well-connected community. Celbridge is regarded as one of County Kildare's most desirable residential locations, offering exceptional convenience, excellent transport links, strong educational facilities, extensive shopping options and wonderful recreational amenities. Its proximity to Dublin city centre, the M50 motorway and major employment hubs makes this location highly attractive for a wide range of buyers.

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**

