

**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](http://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**

**55 Willow Avenue, Primrose Gate, Celbridge, Co. Kildare. W23 FT93.**



National and International Award-winning agent, Team Lorraine Mulligan of REMAX Results for 23 years, welcomes you to No. 55 Willow Avenue, Primrose Gate. A superb three-bedroom mid-terrace home, beautifully maintained and presented in excellent condition throughout. Nestled in a quiet cul-de-sac within this highly sought-after development, this property offers an ideal opportunity for first-time buyers, growing families, or savvy investors seeking a turnkey home.

**Offers in Excess of €360,000**



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 Tel: 01 6272770  
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 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

**KITCHEN:** 4.3m x 3.7m  
Light fitting, blinds, high-quality cream shaker kitchen, tiled splashback area, stainless steel sink, area fully plumbed, oven, hob, fridge, freezer, washing machine, dishwasher, extractor fan, ceramic tiles, T.V. point, phone point.

**GUEST WC:**  
Light fitting, extractor fan, W.C., W.H.B., floor tiles.

**SITTING ROOM:** 5.9m x 4.6m  
Light fitting, blinds, wooden floor, t.v. point, phone point, large under stairs storage, gas boiler, door leading to garden.

**HALLWAY:**  
Light fitting, downstairs storage, wooden floor, phone point.

**LANDING:**  
Light fitting, hot press with immersion and shelving, carpet.

**BEDROOM 1:** 3.6m x 3m  
Light fitting, curtains, fitted wardrobes, blind, T.V. point, phone point, carpet.

**ENSUITE:**  
Light fitting, extractor fan, shaving light and socket, wall tiling, floor tiling, W.C., W.H.B., shower.

**BEDROOM 2:** 4.1m x 2.7m  
Light fitting, fitted wardrobes, blind, T.V. point, phone point, carpet.

**BEDROOM 3:** 3.1m x 2.1m  
Light fitting, fitted wardrobes, blind, wooden floor, T.V. point, carpet.

**BATHROOM:** 2.6m x 1.7m  
Light fitting, extractor fan, shaving light and socket, wall tiling, floor tiling, W.C., W.H.B., shower, bath.



## FEATURES INTERNAL:

All carpets included in the sale  
All blinds included in sale  
All light fittings included in sale  
Property fully alarmed  
Home recently painted

## FEATURES EXTERNAL:

Teak double-glazed windows  
PVC fascia & soffit  
Maintenance-free exterior  
Outside light  
Landscaped mature gardens  
Raised flower beds  
Property located in a quiet cul-de-sac  
Property not overlooked  
Shed is excluded from the sale

**SQUARE FOOTAGE:** 110.15sqm/ 1185sqft

**HOW OLD IS THE PROPERTY:** Built in C. 2008

**BACK GARDEN ORIENTATION:** South

**BER RATING:** B2 - 107.23 kWh/m<sup>2</sup>/yr

**BER NUMBER:** 100568070

**SERVICES:** Mains water, mains sewerage.

**HEATING SYSTEM:** Natural gas.

**MANAGEMENT FEES:** €1267.00 PA

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**

