

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**

2 The Crescent, St. Wolstan`s Abbey, Celbridge, Co. Kildare. W23 KD71.



Circle of Legends` & Award-Winning International RE/MAX Agent for over 23 years, Team Lorraine Mulligan of RE/MAX Results is delighted to introduce this superb BER B-rated energy-efficient 3-bedroom mid terraced home that comes to the market in excellent and pristine condition. This home has undergone a significant amount of modernisation and upgrading in order to bring it to the property market in beautiful and turnkey condition. This residence has been fully professionally painted.

Offers in Excess of €445,000



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 Tel: 01 6272770
 Fax: 01 6272720

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 Tel: 01 6283660
 Fax: 01 6272720

Email: office@teamlorraine.ie
 Websites www.remax.ie 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
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ACCOMMODATION

DOWNSTAIRS ACCOMMODATION

HALLWAY: 5.86m x 1.79m
Coving, light fitting, fuse box, under-stairs storage, wooden floor.

BRAND NEW FITTED KITCHEN: 5.14m x 2.82m
Coving, light fitting, splashback, stainless steel sink, brand new fitted kitchen with wall and base units, four plate electric hob, oven, washing machine, integrated fridge freezer, wooden floor.

UPGRADED GUEST WC: 2.34m x 1.41m
Light fitting, W.C., W.H.B., tiled splashback, storage unit, wooden floor.

LIVING ROOM: 4.97m x 4.79m
Coving, light fitting, fireplace, sliding door leading to rear garden, wooden floor.

UPSTAIRS ACCOMMODATION

LANDING: 4.01m x 2.03m
Light fitting, attic access, storage room, hot press with shelving, and wooden floor.

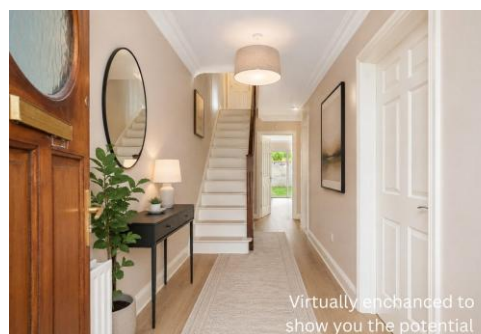
BEDROOM 1: 3.73m x 3.55m
Light fitting, fitted wardrobes, wooden floor.

UPGRADED ENSUITE: 3.13m x 1.11m
Light fitting, W.C., W.H.B., shower area with tiled walls, tiled floor.

BEDROOM 2: 4.20m x 2.47m
Light fitting, fitted wardrobes, wooden floor.

BEDROOM 3: 3.10m x 2.18m
Light fitting, fitted wardrobes, wooden floor.

UPGRADED BATHROOM: 2.62m x 2.28m
Light fitting, skylight, W.C., W.H.B., storage unit, bath, tiled walls, tiled floor.



FEATURES INTERNAL:

Brand new fitted kitchen
Brand new electrical appliances
Brand new floors
Upgraded bathrooms throughout
Professionally painted throughout
Naturally cosy property with a B BER rating and gas-fired central heating

FEATURES EXTERNAL:

Attractive, elegant, timeless and maintenance-free brick facade
Outside lights
PVC double-glazed windows
PVC fascia and soffits
Mature and south west facing back garden that is not overlooked
Front of the property overlooks a well-kept green area
Property located in a quiet cul-de-sac
Prestigious, safe and peaceful location
Property is located on the Train station side of Celbridge and is only 20 minutes walking distance away

SQUARE FOOTAGE: 106.51 sqm as per the BER / 1146.46 sqft

HOW OLD IS THE PROPERTY: Built in 2002

BACK GARDEN ORIENTATION: South-west sunny orientation

PARKING SPACE: Communal Parking

BER RATING: B3- 147.2 kWh/m²/yr

BER NUMBER: 119420776

HEATING SYSTEM: Natural gas-fired central heating

SERVICES: Mains water, mains sewerage.

HOUSE STATUS: Recently vacant

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**

