

**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

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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**

**10 Oldtown Woods, Celbridge, Co. Kildare. W23 FX7W.**



'Circle of Legends' & Award-Winning International RE/MAX Agent for over 23 years, Team Lorraine Mulligan of RE/MAX Results is proud to present No. 10 Oldtown Woods, a superb A rated, superior four-bedroom semi-detached residence in pristine, turn-key condition. This stunning home was originally showcased as the original showhouse for the development because of its fabulous locations, spacious garden and perfect garden orientation and reflects the highest standard of modern design.

**Offers in Excess of €629,950**



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RE/MAX National No.1 Top Selling Agent & Office 2007-2017  
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## ACCOMMODATION

### DOWNSTAIRS ACCOMMODATION

#### HALLWAY (L-shaped):

Light fitting, alarm key panel, understairs storage, wooden floors, carpet on stairwell.

#### KITCHEN/DINING/LIVING ROOM: 8.26m x 3.79m

Recessed lighting, light fittings, curtains, media wall panel with shelving and storage units, quality fitted kitchen, wall and base units, integrated 'Bosch' electric oven, 'Bosch' four-plate, ceramic hob, extractor fan, integrated dishwasher, integrated fridge freezer, stainless steel sink, quartz worktop, French double door leading to south-facing back garden.

#### UTILITY ROOM: 2.9m x 2m

Light fitting, fuse box area, blind, stainless-steel sink, area fully plumbed, wooden floors, French door leading to garden area.

#### SITTING ROOM: 3.97m x 3.6m

Light fittings, curtains, fitted media wall centre with shelving and storage cabinets, and wooden floors.

#### GUEST WC: 1.59m x 1.54m

Light fitting, blinds, W.C., W.H.B., floor tiles.

### UPSTAIRS ACCOMMODATION

#### LANDING:

Light fitting, access to the attic with pull-down stairs, carpet on stairwell, storage press with shelving.

#### BEDROOM 1: 4.41m x 3.75m

Light fitting, curtains, fitted wardrobe, vanity unit with pull-out drawers, carpet.

#### EN-SUITE: 2.04m x 1.88m

Light fitting, 'Roman' blinds, W.C., W.H.B., shower with rain shower head and handheld shower, wall and floor tiles, heated towel rail.

#### BEDROOM 2: 3.69m x 3.54m

Light fitting, 'Roman blinds', fitted wardrobes, carpet.

#### BEDROOM 3: 3.67m x 3.15m

Light fitting, curtains, carpet.

#### BEDROOM 4: 3.21m x 2.47m

Light fitting, 'Roman' blinds, carpet.

#### BATHROOM: 2.48m x 2.26m

Light fitting, air filtration system, blind, W.C., W.H.B. with vanity unit, separate bath with handheld shower, shower, cubicle with showerhead and glass shower doors, wall and floor tiling.

### FEATURES INTERNAL

This was the original showhouse in this development

Original showhouse specification

Exceptional Ground Floor Ceiling Height and Floor-to-Ceiling Glazing

Composite front door with a three-point locking system

Generous interiors with high ceilings

All curtains, all mirrors & carpets included in the sale

All blinds included in sale

Pendant lighting in all bedrooms

All light fittings included in sale

Fitted wardrobes in three bedrooms

Power shower

Thermostatically controlled radiators with plenty of hot water at your fingertips

Property fully alarmed

Modern A-rated family home

Very well insulated and cosy family home, cutting down on your energy bills

Underfloor heating

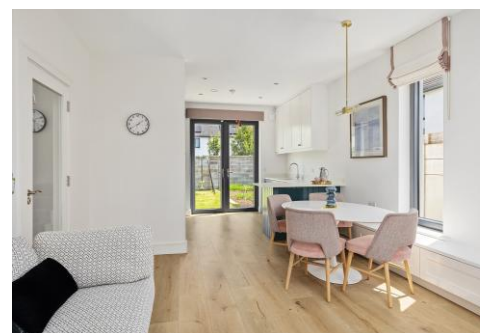
All kitchen appliances included in the sale as listed under the kitchen section

Fitted media wall in the kitchen/dining/living room area and sitting room

Some detectors fitted as standard

Provision for a monitored security system

Centralised shut-off station for all services located in the utility room



### FEATURES EXTERNAL

A-Rated Energy Efficient Home

PVC double-glazed windows

PVC fascia and soffit

Contemporary elevations to incorporate a mixture of render,

Front garden is cobble locked and landscaped to a high standard

Rear garden has lawn area and a vegetable patch

Steel garden shed

Outdoor tap

External double power socket

Concrete post and selected panel fencing provided to the rear garden

Timber and steel side gate with a pedestrian side entrance ideal for bicycles and bins

Powder-coated steel railings

Patio area

Ward boundary

Overlooking a large green open space

Excellent privacy to both the front and rear

Walking distance to local primary and secondary schools

One of the best positions within the development

SQUARE FOOTAGE: C. 133.9 sqm / 1441 sqft

HOW OLD IS THE PROPERTY: Built in C. 2021

BER RATING: A2 – 39.09 kWh/m<sup>2</sup>/yr

BER NUMBER: 113721690

GARDEN ORIENTATION: South facing rear garden

SERVICES: Mains water and mains sewerage.

HEATING SYSTEM: Air-to-water heating system.

#### 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 to be 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.

#### 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

