TO MAKE AN APPOINTMENT

To organize a viewing or to place a bid on this property go to http://www.teamlorraine.ie or scan the QR code on the photograph section of this brochure.

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 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.

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

6 The Drive, Abbey Farm, Celbridge, Co. Kildare, W23 AC81.



'Circle of Legends` & Award-Winning Agent for over 22 years, Team Lorraine Mulligan welcomes you to No. 6 The Drive Abbey Farm. This is a spacious four-bedroom family home with playroom/office nestled in the centre of this prestigious development and overlooking a large green area allowing piece of mind while children are at play. The layout has been thoughtfully designed with modern family living in mind.

Offers in Excess of €685,000

BER C2

Main Street, Celbridge, Co. Kildare
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ACCOMMODATION

DOWNSTAIRS ACCOMMODATION

KITCHEN/DINING AREA: 5m x 7.1m
Centre rose, high quality upper and lower solid wooden cabinets, granite worktops and splash back, tiled back splash, stainless steel sink, area fully plumbed, induction hob, extractor fan, double oven, dishwasher, ceramic tiles, French doors leading to garden.

UTILITY AREA:

Area fully plumbed, fridge freezer, door leading to garden.

LIVING ROOM: 5.33m x 3.49m
Coving, centre rose, light fitting, wall lights, blinds, curtains, feature fireplace with insert stove, TV point, solid wooden floor.

GUEST W.C:
Light fitting, W.C., W.H.B., wall tiles, solid wooden floor.

PLAYROOM/ OFFICE: 4.22m x 2.37m
Light fitting, coving, centre rose, shelving units, blind, solid wooden floor.

HALLWAY:
Coving, centre rose, solid wooden floor.

UPSTAIRS ACCOMMODATION

LANDING:
Hot press with immersion and shelving, attic access, attic partially floored with folding stairs, carpet, blind.

BEDROOM 1: 4.35m x 3.43m
Light fitting, blinds, curtains, slide robes, wooden floor, t.v. point.

ENSUITE:
Light fitting, wall tiling, wooden floor tiling, W.C., W.H.B., electric shower and power shower.

BEDROOM 2: 3.55m x 2.8m
Light fitting, curtains, blinds, slide robes, wooden floor.

BEDROOM 3: 3.74m x 2.30m
Light fitting, curtains, wooden floor.

BEDROOM 4: 3.m x 2.71m
Light fitting, blinds, wooden floor.

MAIN BATHROOM: 2.65m x 2.71m
Light fitting, wall tiles, wooden panelling, wooden floor, wash hand basin, W.C., bath with overhead shower.











FEATURES INTERNAL:
Selected light fittings included in the sale
All blinds included in the sale
All curtains included in the sale
All kitchen white goods included in the sale as per kitchen section
Insert stove 2018
Fully alarmed

FEATURES EXTERNAL:
PVC double -glazed windows
PVC facia and soffits
EV charger
Maintenance-free exterior
Outside tap
Block built Shed
Mature planting
Side entrance
Not overlooked front and rear
Cobble lock to the front garden
Two gated side entrances
Large decking area to the rear
Overlooking a large green area

SQUARE FOOTAGE:	C.136sqm / C.1450sqft
HOW OLD IS THE PROPERTY:	Built in C. 1992
BACK GARDEN ORIENTATION:	Easterly Facing
BER RATING:	C2 - 187.19 kWh/m²/yr
BER NUMBER:	104531462
HEATING SYSTEM:	Oil-fired central heating.
SERVICES:	Mains water, mains sewerage.
HOUSE STATUS:	Owner-occupied.

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**











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