

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

DISCLAIMER

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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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63 Willowbrook Lawns, Celbridge, Co. Kildare, W23 E7F8.



Circle of legends and award winning Auctioneering Team for over 23 years, Team Lorraine Mulligan of RE/MAX Results welcomes you to this three bedroomed family home with conservatory. This home enjoys a large side entrance measuring 3.1 metres wide allowing the discerning buyer the opportunity to future proof this house and build a double storey extension or garden room (subject to relevant planning permission) if they so wish.

Offers in Excess of €420,000



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

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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

KITCHEN: 2.96m x 5.22m
Light fitting, oak kitchen, tiled splashback area, stainless steel sink, area fully plumbed, fridge freezer, cooker, extractor fan, door leading to conservatory, ceramic tiles, blinds.

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

SITTING ROOM: 5.1m x 3.3m
Light fitting, feature multi fuel insert fireplace with a wrought iron inset and polished hearth, blinds, wooden floor, t.v. point, phone point.

CONSERVATORY: 3.4m x 2.8m
Wooden floor, radiator, door leading to garden area.

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

LANDING:
Light fitting, hot press with immersion and shelving, carpet, attic access with additional insulation and floored providing additional storage space, light fitting.

BEDROOM 1: 3.8m x 2.6m
Light fitting, fitted wardrobes, wooden floor, t.v. point, phone point.

BEDROOM 2: 4.5m x 2.8m
Light fitting, wardrobes, wooden floor, t.v. point, phone point.

BEDROOM 3: 2.7m x 2.5m
Light fitting, fitted wardrobes, wooden floor, phone point.

BATHROOM: 2.6m x 1.8m
Light fitting, extractor fan, wall tiling, floor tiling, W.C., W.H.B. with a vanity cabinet for additional storage , double shower unit with rainwater shower mirrored vanity cabinet on wall.



FEATURES INTERNAL:
All carpets included in the sale
All light fittings included in sale
All kitchen appliances as per kitchen section included in the sale

Insert multi fuel stove 2024
Bathroom upgraded 2024
Property wired for alarm
Certain items of furniture are a additional option

FEATURES EXTERNAL:
PVC triple glazed windows 2024
Composite front door 2024
PVC fascia & soffit
Outside light
Security light
Outside socket
Landscaped mature gardens
Raised flower beds
Large side gates
Property located in a quiet cul de sac
Property located beside a green area
Fully walled to the rear giving an enclosed private rear garden that is not overlooked

SQUARE FOOTAGE: 97.24 sqm / 1046.68 sqft plus conservatory

HOW OLD IS THE PROPERTY: Built in C. 1978

BACK GARDEN ORIENTATION: East Facing

BER RATING: C – 206.41 kWh/m²/yr

BER NUMBER: 116596172

SERVICES: Mains water, mains sewerage.

HEATING SYSTEM: Solid fuel, oil fired central heating.

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**

