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.

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

40b Maynooth Road, Celbridge, Co. Kildare, W23 AK46.



Team Lorraine Mulligan, national and international award-winning agents with over 25 years` experience, are delighted to bring No. 40B Maynooth Road to the market. This charming three-bedroom detached dormer-style home sits on its own private site, with a south-facing, sun-trapped back garden, just a short stroll from the heart of Celbridge village. Built in 2001 and lovingly maintained ever since, No. 40B has aged beautifully and is presented in turn-key condition throughout.

Offers in Excess of €459,950

BER C

Main Street, Celbridge, Co. Kildare
Tel: 01 6272770
Fax: 01 6272720

Unit 2, 11 Lower Main Street, Lucan, Co. Dublin
Tel: 01 6283660
Fax: 01 6272720

Email: office@teamlorraine.ie

Website: www.teamlorrraine.ie

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

DOWNSTAIRS ACCOMMODATION

ENTRANCE HALL:
Pendant light fitting, coat hooks, fuse board, radiator, staircase with painted treads, black handrail, geometric patterned floor tiles.

KITCHEN/DINING/LIVING AREA: 6.37m x 5.28m
Ceiling light fittings, pendant light fitting over the dining area, roller blind, fitted kitchen with a range of wall and floor units, white metro tiled splashback, stainless steel sink unit with drainer, integrated oven, ceramic hob, integrated dishwasher and integrated fridge freezer, worktop, floating shelves on steel brackets, built-in shelving and display unit with glass shelves, tiled floor, back door leading to the patio and garden area.

UTILITY ROOM: 2.42m x 1.51m
Light fitting, floor and wall-mounted presses, solid oak worktop, washing machine, double sockets, tall storage press with a gas boiler, side door leading to the side entrance.

GUEST WC (UNDER STAIRS): 1.47m x 1.02m
Ceiling light fitting, sloped ceiling, extractor fan, WC, pedestal wash hand basin, tiled floors.

SITTING ROOM: 5.13m x 4.18m
Recessed dimmable spotlights, timber venetian blind, features a triple glazed bay window, media wall with recessed TV niche and TV point, inset Gazco electric fire, built-in alcove units with timber shelving, engineered oak timber floor.

UPSTAIRS ACCOMMODATION

LANDING: 3.29m x 2.14m
Pendant light fitting with drum shade, smoke alarm, attic access hatch, hot press with slatted shelving, painted balustrade and newel post, timber floor.

BEDROOM 1: 3.40m x 3.18m
Pendant light fitting with drum shade, roman blind and timber venetian blind, door to built-in wardrobe, fitted units, carpet.

ENSUITE: 2.21m x 1.87m
Velux roof window, sloped ceiling, shower cubicle with tiled surround, shower tray and Triton T90si electric shower, WC, heated towel rail.

BEDROOM 2: 3.05m x 2.89m
Light fitting, fitted wardrobes, Velux window with blind, wooden floors.

BEDROOM 3: 2.33m x 3.05m
Light fitting, Velux window with blind, wooden floors.

BATHROOM: 2.27m x 2.07m
Triple glazed timber-framed window with frosted glass, feature window ledge for additional storage, bath, Aqualisa Visage digital pumped shower, white metro wall tiling, vanity unit with wash hand basin and drawers, WC, heated towel rail, patterned floor tiles.











FEATURES INTERNAL

All blinds included in sale
All light fittings included in sale
Professionally painted throughout
All kitchen appliances included in the sale as listed under the kitchen section
Kitchen overlooks a patio area and a small sunny and private back garden
This home also enjoys a utility room
There is a downstairs guest WC for ease and convenience
Outdoor garden shed
Outdoor tap
Property boasts lots of excellent potential
Beautifully designed and modern home
Pleasant and bright bedrooms
Property is in excellent and turn-key condition

FEATURES EXTERNAL & GARDENS

Engineered timber external door with matching triple-glazed aluclad windows to front of building
PVC double glazed windows to rear of building
Aluminium double glazed doors to side and rear
South facing private back garden
Excellent location
Walking distance of the vibrant village of Celbridge
Side gates

SQUARE FOOTAGE: C. 99.69 sqm as per BER report

HOW OLD IS THE PROPERTY: Built in 2001

BER RATING: C – 172.42 kWh/m²/yr with a B potential as per BER report

BER NUMBER: 106755317

SERVICES: Mains water and mains sewerage

HEATING SYSTEM: Gas-fired central heating with Netatmo smart heating control and individual radiator control.

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**









Are you interested in this property?

Scan the QR code to place an offer or book a viewing

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