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

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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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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

13 The Paddock, Oldtown Mill, Celbridge, Co. Kildare, W23 Y7X8.



Owned from new by its original owners and kept as a non-smoking home, this property is presented in immaculate condition throughout and has been both truly loved and cared for by its current owners. This very special home also boasts a large rear single storey extension that transforms the whole feel of the ground floor. The extension really elevates this property to a whole new level and adds a fabulous extra dimension to this already impressive dwelling.

Offers in Excess of €475,000

BER C

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ACCOMMODATION
DOWNSTAIRS ACCOMMODATION

Entrance Hall: 5.31m x 1.96m
Pendant light fitting, smoke alarm, alarm key panel, fuse box, Composite front door with decorative glazed centre panel and glazed side panels, carpeted staircase with white painted spindles and a mahogany-finish handrail, and a ceramic tiled floor.

Guest WC: 1.58m x 0.85m
Under the stairs, with a sloped ceiling, pendant light fitting and extractor fan, pedestal wash hand basin with tiled splashback, W.C and chrome towel ring, ceramic tiled floor.

Kitchen/Dining: 5.21m x 3.00m
Four-spot ceiling light fitting, blinds, curtains, cream high-gloss with extra wall and floor units for extra storage with brushed steel bar handles, wood-effect worktops with a tiled splashback, stainless steel one-and-a-half bowl sink with drainer and mixer tap under window, freestanding cooker, fridge freezer, and fully plumbed dishwasher and washing machine, dining area has a spotlight fitting and a window overlooking a delightful green area with a well maintained green area with mature trees.

Sitting Room: 5.16m x 3.88m
Three-light ceiling fitting, feature chimney breast with a stone fireplace surround, black inset and hearth with a coal effect gas fire, glazed double doors lead to the living/dining room. Painted skirting and wood-effect flooring.

Living/Dining Room: 4.95m x 4.86m
Vaulted ceiling with three Velux roof windows, recessed spotlights, glazed double doors leading to the sitting room, French double doors to the rear garden and patio area, wood-effect flooring.

UPSTAIRS ACCOMMODATION

Landing: 2.21m x 1.87m
Pendant light fitting, attic access hatch with decorative moulded surround, pull down attic ladder, attic with a light and attic floored for storage, hot press with an immersion, carpet.

Bedroom 1: 3.72m x 3.53m
Pendant light fitting, blind, curtains, built-in triple wardrobe with brushed steel handles, door to en suite, carpet.

En Suite: 2.27m x 1.53m
Ceiling light fitting and extractor fan, fully tiled walls with a mosaic border, corner shower enclosure with glazed sliding doors and an electric `Triton T90xr` electric shower with handset on a riser rail, W.C, pedestal wash hand basin, chrome towel ring, fitted vanity unit with drawers, cupboards and a timber-effect worktop, ceramic tiled floor.

Bedroom 2: 3.49m x 2.87m
Pendant light fitting, blind, curtains, built-in double wardrobe with brushed steel handles, carpet.

Bedroom 3: 3.30m x 2.18m
Pendant light fitting, blind, curtains, built-in double wardrobe with brushed steel handles, carpet.







Bathroom: 1.85m x 1.80m
Window with frosted glass and venetian blind, fully tiled walls, bath with mixer tap, shower handset on a riser rail and a glass shower screen, W.C, pedestal wash hand basin, ceramic tiled floor.

FEATURES INTERNAL

All blinds included in sale
All light fittings included in sale
All curtains included in sale
All mirrors included in sale except hall, landing and living room extension
Cooker, dishwasher, washing machine and fridge freezer included in sale
Immaculate condition
Clean fresh paint
Large rear extension with vaulted ceiling and three Velux roof windows
Glazed double doors linking the living room and family/dining room
Downstairs guest WC for ease and convenience
Principal bedroom with en suite
Built-in wardrobes in all three bedrooms
Attic offers potential for conversion, subject to the necessary approvals
Non-smoking home, owned from new by the original owners
Presented in excellent, turn-key condition

FEATURES EXTERNAL & GARDENS

End of terrace position, not overlooked to the front, facing onto a green area
Composite front door
PVC double glazed windows throughout
South-facing, sun-trapped and low-maintenance rear garden
Generous paved patio with raised planting beds
Steel garden shed
Electric sockets in the shed
Double outside plug socket
Outdoor tap
Generous pedestrian side access with side gate
Walking distance of the vibrant village of Celbridge
Outside lights

SQUARE FOOTAGE: C. 119.25 sqm 1284 sqft as per BER report

HOW OLD IS THE PROPERTY: Built in 2004

BER RATING: C - 185.93kWh/m²/yr with a B potential as per BER report

BER NUMBER: 20079777

SERVICES: Mains water and mains sewerage

HEATING SYSTEM: Gas-fired central heating.

- **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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