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

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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

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



Team Lorraine Mulligan of RE/MAX Results is delighted to present No. 10 Oldtown Woods, an exceptionally well-maintained four-bedroom semi-detached family home, originally selected as the showhouse for this popular residential development. Built to an impressive specification and maintained in pristine, turn-key condition, this home offers a combination of space, natural light, privacy and an attractive setting that makes it stand out from many more recently developed properties.

Offers in Excess of €618,000

BER A2

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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

Stunning home in pristine condition
- 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 rom 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 facia and sofit
- 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/m²/yr

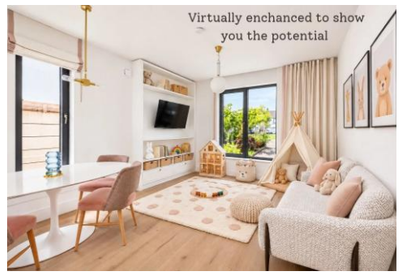
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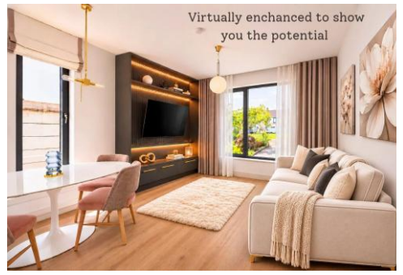
GARDEN ORIENTATION: South facing rear garden

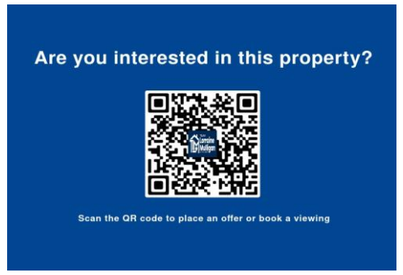
SERVICES: Mains water and mains sewerage.











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