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

6 The Glade, Oldtown Mill, Celbridge, Co. Kildare, W23 DC66.



Team Lorraine Mulligan, national and international award-winning agents with over 25 years` experience, are delighted to bring No. 6, The Glade, Oldtown Mill to the market. This is a superb three bed semi-detached home with lots of potential as the attic in this property can be converted if desired and the back garden can easily accommodate an extension subject of course the relevant planning permission.

Offers in Excess of €475,000

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

HALLWAY: 4.88M X 1.79M
Coving, centre rose, light fitting, wooden floor in the hallway, carpet on stairwell, alarm key pad, fuse box.

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

KITCHEN: 6.33M X 2.64M
Light fitting, extra fitted kitchen with wall and base units for extra storage, brushed chrome steel handles, tiled splashback area, stainless steel sink, area fully plumbed, dishwasher, washing machine, 4 plate electric hob, oven, extractor fan, breakfast bar area, ceramic tiles.

DINING ROOM: 3.93M X 2.85M
Coving, centre rose, light fitting, curtains, sliding patio doors leading to the garden area, wooden floor.

SITTING ROOM: 4.55M X 3.53M
Coving, centre rose, light fitting, feature fireplace with a wrought iron inset and polished hearth, coal effect gas fire, features a bay window, blinds, curtains, wooden floor, t.v. point, double doors connecting the dining room area.

UPSTAIRS ACCOMMODATION

LANDING:
Light fitting, hot press with immersion and shelving, carpet, attic access.

BEDROOM 1: 3.51M X 3.53M
Light fitting, fitted wardrobes, curtains, carpet.

ENSUITE: 1.85M X 1.77M
Light fitting, wall to ceiling tiling, W.C., W.H.B., corner shower with a glass door, shower.

BEDROOM 2: 4.61M X 3.07M
Light fitting, fitted wardrobes, blind, curtains, carpet.

BEDROOM 3: 3.02M X 2.31M
Light fitting, fitted wardrobes, blind, carpet.

BATHROOM: 2.20M X 1.84M
Light fitting, wall to ceiling tiling, W.C., W.H.B., bath with glass shower door with electric `Triton T90sr` shower over bath.











FEATURES INTERNAL

All carpets included in sale
All blinds included in sale
All light fittings included in sale
All kitchen electrical appliances included in sale as per kitchen description
Property fully alarmed
Superb family/starter home/investment property
Massive potential
Potential to build up and over in time if more space required subject to the relevant planning permission
Attic conversion potential

FEATURES EXTERNAL

PVC double glazed windows
PVC facia & soffit
Maintenance free exterior
Outside lights
Impressive back garden that is not overlooked
Side gate
Small block shed to the rear
Property located in a quiet cul de sac

SQUARE FOOTAGE: C.101.12sqm / 1088.45sqft

HOW OLD IS THE PROPERTY: C. 2000

BACK GARDEN ORIENTATION: East west facing garden

BER RATING: C – 213.22 kWh/m²/yr with a B potential as per BER report

BER NUMBER: 102568409

SERVICES: Mains water, mains sewerage.

HEATING SYSTEM: Natural gas fired central heating.

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.

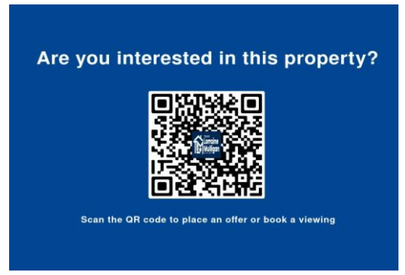
- **INTEREST IS SURE TO BE STRONG**
- **VIEWINGS HIGHLY RECOMMENDED**











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