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.

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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

33 Monread Lawns, Naas, Co. Kildare. W91 X319.



National and International Award-winning Auctioneering Team for the last 25 years, Team Lorraine Mulligan welcomes you to this impressive and very spacious 3/4 bed semi-detached home with huge potential. This home has been freshly painted throughout and enjoys vacant possession. This property does need to be modernized and renovated but does enjoy excellent potential.

Offers in Excess of €385,000

BER C

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

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Tel: 01 6283660
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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

KITCHEN/DINING: 6.23m x 3.59m
Coving, light fitting, fitted kitchen with wall and base units, work top, stainless steel sink, 4 plate electric hob, area fully plumbed, sliding patio doors leading to garden area, double doors leading into the sitting room, wooden floors.

SITTING ROOM: 4.22m x 4.15m
Coving, light fitting, feature fireplace, carpet.

PLAYROOM: 4.90m x 2.45m

UTILITY/SECOND KITCHEN: 4.25m x 2.57m
Coving, light fitting fitted kitchen, with wall and base units, stainless steel sink, back door leading to the garden area.

GUEST WC/SHOWER: 1.69m x 1.36m
Light fitting, W.C., W.H.B., shower, wall tiles, floor tiles, electric T80si` shower.

HALLWAY: 5.58m x 1.83m
Coving, light fitting, carpet in hallway and carpet on stairwell.

UPSTAIRS ACCOMMODATION

LANDING:
Light fitting, carpet, attic access

BEDROOM 1: 3.66m x 3.07m
Light fitting, fitted wardrobe, carpet.

ENSUITE: 2.39m x 0.79m
Light fitting, W.C., W.H.B., electric `Triton T80si` shower, wall tiling, floor tiling.

BEDROOM 2: 3.47m x 2.20m
Light fitting, fitted wardrobes, carpet.

BEDROOM 3: 2.64m x 2.48m
Light fitting, fitted wardrobes, carpet.

BATHROOM: 2.49m x 2.15m
Light fitting W. C., W. H. B, shower over bath, wall tiles and floor tiles.











FEATURES INTERNAL:
All carpets included in the sale
Freshly painted throughout
Generous sized three/four bed home with huge potential

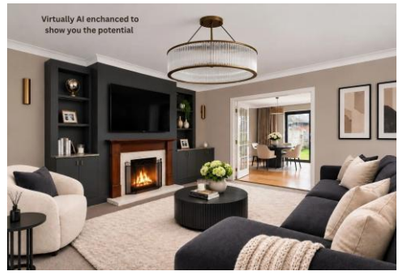
FEATURES EXTERNAL:
Single glazed windows
PVC facia & soffit
Landscaped mature gardens
Off street parking for two cars
Generous sized back garden
Excellent neighbours

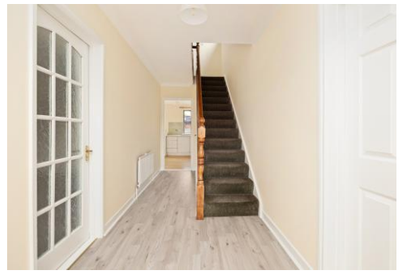
SQUARE FOOTAGE:	C.1,350 SQFT/C. 125SQM
HOW OLD IS THE PROPERTY:	Under 32 years old approx.Built circa 1993.
GARDEN ORIENTATION:	North-west facing
BER RATING:	C - 201.55 kWh/m²/yr
BER NUMBER:	120122536
SERVICES:	Mains water, mains sewerage.
HEATING SYSTEM:	Oil fired central heating.

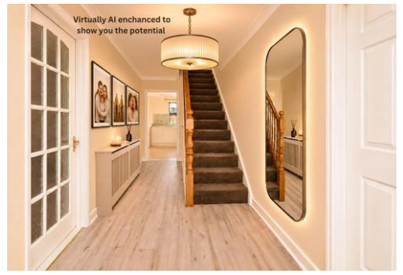
NATIONAL TOP SELLING & LETTING AGENT
2024, 2023, 2022, 2021, 2020, 2019, 2018, 2017, 2016, 2015, 2014, 2013, 2012, 2011, 2010, 2009, 2008, & 2007, Team Lorraine Mulligan invites you to view this Stunning home.

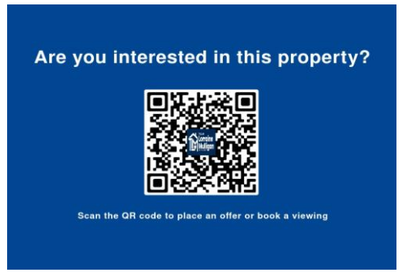
- **INTEREST IS SURE TO BE STRONG**
- **VIEWINGS HIGHLY RECOMMENDED**











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