

TO MAKE AN APPOINTMENT

To organize a viewing or to place a bid go the property listing on 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

41 Callenders Mill, Celbridge, Co. Kildare, Co. Kildare. W23 TP86.



Circle of Legends and International award-winning Auctioneering Team for over 23-years, Team Lorraine Mulligan of RE/MAX Results Celbridge & Lucan welcomes you to this stunning four bed semi-detached home. Nestled in a quiet Cul de sac close to a green area in this sought-after neighbourhood in Celbridge, this beautifully presented 4-bedroom semi-detached home offers a rare opportunity to step into a space that blends style, warmth, and practicality.

Offers in Excess of €525,000



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

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
 Websites www.remax.ie www.teamlorraine.ie

RE/MAX National No.1 Top Selling Agent & Office 2007-2017
 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:
Coving, light fitting, solid Junckers wooden floors, carpet on stairwell, fuse box, alarm key pad.

KITCHEN/DINING/LIVINGROOM AREA (OPEN PLAN):
6.45M X 5.74M
Light fitting, blinds, quality style fitted kitchen with brushed chrome steel handles, work tops, lots of wall and base units for extra storage, tiled splashback area, stainless steel sink, area fully plumbed, integrated dishwasher, gas hob, oven, extractor fan, solid Junckers wooden floors, 2 `Velux` windows, sliding doors leading to the garden area.

UTILITY SPACE
Light fitting, shelves area fully plumbed solid Junckers wooden floors.

SITTING ROOM: 5.08M X 3.42M
Coving, light fitting, gas feature fireplace with a coal effect gas fire and modern surround, blind, Junckers wooden floor, t.v. point.

GUEST WC: 1.51M X 1.38M
Light fitting, extractor fan, W.C., W.H.B., wall tiling, floor tiling, blind.

UPSTAIRS ACCOMMODATION

LANDING: 2.10M X 1.78M
Light fitting, hot press with immersion and shelving, carpet, attic access with pull down stairs, attic fully floored and shelving.

BEDROOM 1: 4.35M X 3.46M
Light fitting, fitted wardrobes, blinds, curtains, wooden floor, T.V and telephone point.

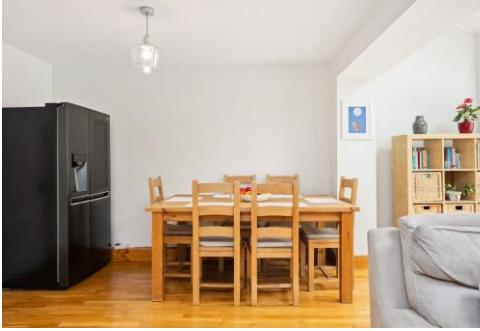
ENSUITE: (WITH A WINDOW) 2.42M X 1.29M
Light fitting, blind, wall tiling, floor tiling, W.C., W.H.B., `triton nozzle sr shower.

BEDROOM 2: 3.17M X 2.94M
Light fitting, blinds, curtains, fitted wardrobes, wooden floor.

BEDROOM 3: 3.54M X 3.46M
Light fitting, blind, curtains, fitted wardrobes, wooden floor.

BEDROOM 4: 3.50M X 2.43M
Light fitting, blinds, fitted wardrobes, wooden floor.

BATHROOM (WITH A WINDOW): 2.98M X 1.65M
Recessed light, wall tiling, floor tiling, W.C., W.H.B., wall mounted mirror vanity unit, shower over bath.



FEATURES INTERNAL:
Stunning home
Turnkey condition
Beautifully designed and loving cared for home
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
Superb family/starter home/investment property
Combi boiler upgraded 2022
Attic floored and selving

FEATURES EXTERNAL:
PVC double glazed windows
PVC fascia & soffit
Maintenance free exterior
Outside lights
Outside tap
Low maintenance free back garden
Patio area
Raised flower beds
Side gate
Property located in a quiet cul de sac
Property is close an exceptionally well-maintained green area

SQUARE FOOTAGE: C. 125.91 sqm / 1355 sqft

HOW OLD IS THE PROPERTY: Built in C. 2004

BACK GARDEN ORIENTATION: North west facing back garden

BER RATING: B – 127 kWh/m²/yr

CO2 EMISSIONS INDICATOR: 31.1 kgCO2 /m²/yr

BER NUMBER: 119443158

SERVICES: Mains water, mains sewerage.

HEATING SYSTEM: Natural gas fired central heating.



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**