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

2 Castlevillage Grove, Celbridge, Co. Kildare, W23 XA70.



Team Lorraine Mulligan welcomes you to No. 2 Castle Village Grove, a unique and deceptively spacious bungalow set on a generous site and nestled in a quiet cul de sac within this popular residential development. This wonderful home offers much more than first meets the eye, having been cleverly redesigned and reconfigured by its current owners to maximise space and provide excellent flexibility for modern family living.

Offers in Excess of €450,000

BER C3

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

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ACCOMMODATION
DOWNSTAIRS ACCOMMODATION

ENTRANCE HALL: 6.77m x 2.26
Light fitting, semi-solid wood flooring.

LIVING ROOM: 10.87m x 3.43m
Spotlights, coving, blinds, curtains, beautiful bay window allowing for an abundance of natural light, open fireplace with cast iron inset and marble surround, semi-solid wood flooring.

KITCHEN:
Spotlights, blind, high-gloss wall and base units complemented by quality solid wood worktops, tiled spashback, 4 ring hob,oven, extractor fan, stainless still sink, area fully plumbed, American style fridge, dishwasher, double doors leading to the garden, semi-solid wood flooring.

UPSTAIRS ACCOMMODATION

BEDROOM 1: 3.42m x 2.87m
Light fitting, blinds, built in wardrobes, semi-solid wooden flooring, large window.

EN SUITE: 0.75m x 2.21m
Light fitting, shower cubicle, W.C, W.H.B.

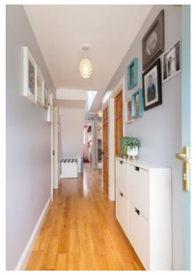
BATHROOM: 2.18m x 1.78m
W.C, H.W.B, mirrored cabinet, electric shower, glazed shoer screen, part tiled walls, tiled flooring, frosted window.

BEDROOM 2: 3.32m x 2.81m
Light fitting, curtains, blinds, carpet.

BEDROOM 3: 2.84m x 2.16m
Light fitting, blind, wooden flooring.

ATTIC SPACE: 4.66m x 4.07m
Velux roof windows, sliding wardrobes, laminate flooring.

EN SUITE: 1.42m x 1.6m
W.C & H.W.B.











FEATURES INTERNAL:
All light fittings included in the sale
All blinds included in the sale
All kitchen white goods included in the sale as per kitchen section

FEATURES EXTERNAL:
PVC double glazing
PVC facia and soffits
Mature gardens
Patio area
Raised flower beds
Large side entrance for vehicular access
Galvanised double side gates
Detached Garage
Block built shed with lean-to
Maintenance free exterior
Externally wrapped

SQUARE FOOTAGE:	96.21 Sqm / 1035.59sqft
HOW OLD IS THE PROPERTY:	1999
BACK GARDEN ORIENTATION:	South-West
BER RATING:	C3 - 206.21 kWh/m²/yr
BER NUMBER:	114546724
HEATING SYSTEM:	Natural Gas
SERVICES:	Mains water, mains sewerage
HOUSE STATUS:	Owner-occupied.

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**











2 Castlevillage Grove, Celbridge, Co. Kildare, W23 XA70.

Offers in Excess of €450,000