

**TO MAKE AN APPOINTMENT**

Please call our Team Lorraine Mulligan, REMAX Results. Please do not call our Senior Negotiators as they do not control the diaries our Administration Team do. **TEL: (01) 627 2770/ (01) 628 3660**

**TO MAKE AN OFFER FOLLOW THESE 8 SIMPLE STEPS**

Please note that we pride ourselves in the best of customer care and complete transparency and we are delighted to introduce you to our online, 24 hours a day, 7 days a week, transparent bidding platform. It's very simple to log your bid on any of our properties. Please follow these 8 simple steps.

- Step 1. Log onto [www.beagelbid.ie/teamlorraine](http://www.beagelbid.ie/teamlorraine)
- Step 2. Click onto the property you are interested in.
- Step 3. Log in to view bids.
- Step 4: Register your interest and fill out the online form. Make sure that you click on 'Team Lorraine Mulligan, Celbridge' underneath the 'Property Selling Agent' dropdown.
- Step 5: In order to register your bid, we will need to see your Approval in Principle from your bank or evidence of funding if you are a cash buyer. Please send your proof of funds to [office@teamlorraine.ie](mailto:office@teamlorraine.ie) and we will enable you to bid.
- Step 6: Place your bid.
- Step 7: You will be kept informed of any other bids that go on the property via email.
- Step 8: We will let you know via email if your bid is accepted.

Please note that Team Lorraine Mulligan are passionate about customer service and pride ourselves on complete honesty and transparency with all our business dealings. Please note in accordance with Revenue and GDPR Compliance, we are required to retain all files for 7 years, these will be stored in a secure area.

**I WOULD LIKE TO BE KEPT INFORMED ON OTHER SIMILAR TYPE OF PROPERTIES THAT MAY BE LISTED WITH TEAM LORRAINE MULLIGAN OF REMAX RESULTS WHAT DO I DO?**

Please email specifically your details to [office@teamlorraine.ie](mailto:office@teamlorraine.ie). Please state your name, mobile and what type of property you are looking for, your preferred areas e.g. Lucan, Maynooth, Celbridge etc and the approximate budget you are trying to work within. We will then send you properties that are relevant to your requirements with a PowerPoint presentation of the photography and the description. If you are not receiving emails please let us know in case your details have not been loaded correctly. Please note that all our properties are listed on REMAX.ie, [teamlorraine.ie](http://teamlorraine.ie), [myhome.ie](http://myhome.ie) and [daft.ie](http://daft.ie).

*ALL OF THE ENCLOSED PARTICULARS ARE ISSUED BY LORRAINE MULLIGAN LTD. T/A TEAM LORRAINE MULLIGAN ON THE UNDERSTANDING THAT ALL NEGOTIATIONS ARE CONDUCTED THROUGH THEM. EVERY CARE IS TAKEN IN PREPARING PARTICULARS WHICH ARE ISSUED FOR GUIDANCE ONLY, AND THE FIRM DO NOT HOLD THEMSELVES RESPONSIBLE FOR ANY INACCURACIES.*

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](mailto:office@teamlorraine.ie)**  
**PRSA ID: 002196**

**Office: 01 627 2770/ 01 628 3660**

**189, Crodaun Forest Park, Celbridge, Co. Kildare.**



Award winning Auctioneering Team for over 20 years, Team Lorraine Mulligan of RE/MAX Results welcomes you to this wonderful 4 bedroomed semi-detached family home with playroom/office. This home comes to the market in excellent condition having been freshly painted, having marble kitchen worktops, a Jack & Jill en-suite and the bathrooms tiling been recently modernised.



**Price €395,000**

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](mailto:office@teamlorraine.ie)

Websites [www.remax.ie](http://www.remax.ie) [www.teamlorraine.ie](http://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

**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**

**ACCOMMODATION**  
**KITCHEN: L SHAPED**

4.6M X 5.7M X 2.68M

Light fitting, high quality cherry kitchen, splashback area, stainless steel sink, marble worktops area fully plumbed, integrated dishwasher, oven, hob, cooker, extractor fan, door leading to garden area, wooden floor, t.v. point, phone point.

**Utility**

Light fitting, area fully plumbed, wooden floor, washing machine, dryer.

**Guest W.C.**

Light fitting, W.C., W.H.B., wall tiles, wooden floor.

**Sitting Room** **27'7" (8.41m) x 10'10" (3.3m)**

Coving, light fitting, feature fireplace with a wrought iron inset and polished hearth, wooden floor, t.v. point, phone point.

**Playroom** **10'10" (3.3m) x 7'3" (2.21m)**

PLAYROOM/OFFICE Light fitting, recessed lighting, blinds, wooden floor, t.v. point, phone point.

**Hallway**

Coving, centre rose, light fitting, blinds, radiator cover, wooden floor, phone point.

**Landing**

Light fitting, hot press with immersion and shelving, carpet, attic access, attic partially floored.

**Bedroom 1** **14'9" (4.5m) x 11'2" (3.4m)**

Light fitting, fitted wardrobes, curtains, wooden floor, t.v. point, phone point.

**ENSUITE: (JACK & JILL)**

Light fitting, wall tiling, floor tiling, W.C., W.H.B., shower, electric Triton T90z shower.

**Bedroom 2** **11'4" (3.45m) x 9'2" (2.79m)**

Light fitting, fitted wardrobes, blind, wooden floor.

**Bedroom 3** **9'10" (3m) x 10'10" (3.3m)**

Light fitting, fitted wardrobes, blind, wooden floor, t.v. point, phone point.

**Bedroom 4** **12'2" (3.71m) x 8'2" (2.49m)**

Light fitting, curtains, wooden floor, jack & jill to master bedroom.



**Bathroom 6'3" (1.91m) x 6'5" (1.96m)**

Light fitting, wall tiling, floor tiling, W.C., W.H.B., Mira Elite shower, bath.

**INTERNAL FEATURES**

- Selected curtains
- All Carpets included in the sale
- All blinds included in sale
- All light fittings included in sale
- Newly tiled main bathroom

**EXTERNAL FEATURES**

- PVC double glazed windows
- PVC fascia & soffit
- Outside tap
- Outside light
- Security lights
- Landscaped mature gardens
- Raised flower beds
- Side gates
- Property located in a quiet cul de sac

**Buying VS Renting**

Based on a 90% Loan to value rate 3.15% variable:

Term Cost per thousand borrowed

20 years 5.62%

25 years 4.82%

30 years 4.30%

35 years 3.39%

So, as an example:

Purchase price: €395,000

90% mortgage

€395,000 over 30 years (395,000 x 4.30) = €1,698 per month

**SQUARE FOOTAGE**

1500 sq ft

**HOW OLD IS PROPERTY**

C. 1987

**BACK GARDEN ORIENTATION**

South west

**BER RATING**

C1

**BER NUMBER**

113151492

**RE/MAX NATIONAL TOP SELLING & LETTING AGENT**

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**

