

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.homebidding.com
- 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 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. 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, myhome.ie and 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
PRSA ID: 002196

Office: 01 627 2770/ 01 628 3660

Mobile No's: Lorraine 086 831 5305 / Lesley 0872540757 / Vikki 0879559499

10 Grattan Court, Celbridge, Co. Kildare. W23 E796.



'Circle of Legends' & Award-Winning International RE/MAX Agent for over 22 years, Team Lorraine Mulligan of RE/MAX Results welcomes you to No. 10 Grattan Court. This is a beautiful, spacious and modern four-bedroom home presented in excellent condition throughout, having been modernised by its current owners, to include triple glazed windows, contemporary upgraded kitchen, insert stove and gas boiler to name but a few upgrades that will appeal to the discerning buyers seeking turnkey living.

Offers in Excess of €645,000



Main Street, Celbridge, Co. Kildare
 Tel: 01 6272770
 Fax: 01 6272720

Unit 2, 11 Lower Main Street, Lucan, Co. Dublin
 Tel: 01 6283660
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Email: office@teamlorraine.ie
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RE/MAX National No.1 Top Selling Agent & Office 2007-2017
 Lorraine Mulligan Ltd. T/A Team Lorraine Mulligan. Directors: Lorraine Mulligan, Lesley Kennedy
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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

ACCOMMODATION
DOWNSTAIRS ACCOMMODATION

KITCHEN: 4.6m x 3.47m
Light fitting, spot lights, high quality upper and lower cabinets, wooden counter tops, wooden back splash, stainless steel sink, area fully plumbed, hob, extractor fan, double oven, dishwasher, vinyl flooring, bifold doors leading to garden.

UTILITY AREA:

Light fitting, area fully plumbed, fridge freezer, door leading to garden.

LIVING/ DINING ROOM: 8.33m x 3.74m
Coving, centre rose, light fitting, blinds, curtains, feature fireplace with insert stove, TV point, lift and slide door leading to rear garden, wooden floor.

GUEST W.C:
Light fitting, W.C., W.H.B., wall tiles, floor tiles.

PLAYROOM/ OFFICE: 4.31m x 2.34m
Coving, light fitting, Blind, wooden floor.

HALLWAY:
Coving, light fitting, centre rose, wooden floor, carpet on stairs.

UPSTAIRS ACCOMMODATION

LANDING:
Light fitting, hot press with immersion, attic access with folding stairs, carpet.

BEDROOM 1: 4.2m x 3.26m
Light fitting, blinds, curtains, fitted wardrobes.

ENSUITE:
Light fitting, wall and floor tiling, W.C., W.H.B., Triton T90 sr shower.

BEDROOM 2: 3.41m x 3.31m
Light fitting, curtains, blinds, fitted wardrobes, vanity unit, carpet.

BEDROOM 3: 2.61m x 2.56m
Light fitting, blind, carpet.

BEDROOM 4: 2.85m x 2.76m
Light fitting, blinds, wooden floor.

MAIN BATHROOM: 2.39m x 1.836m
Light fitting, wall tiles, wooden floor, wash hand basin, W.C., bath with overhead shower.



FEATURES INTERNAL:

All light fittings included in the sale
All blinds included in the sale
All curtains included in the sale
Modern kitchen units 2022
Insert stove 2018
Ground floor internal doors upgraded 2018
New gas boiler 2022
Kitchen appliances included in the sale as per kitchen section
Fully alarmed

FEATURES EXTERNAL:

Alu Clad triple-glazed windows upgraded 2018 & 2022
Double-glazed bifold windows, Lift and slide door 2019
PVC fascia and soffits
Maintenance-free exterior
Outside tap
Outside light
Outside sockets front and rear
Large Shed
Mature planting
Side entrance x 2
Not overlooked front and rear
Cobble lock to the front garden – parking for a minimum of two cars
Electric car charger
Large patio area to the rear
Situated in a quiet cul-de-sac

SQUARE FOOTAGE:	C.136sqm / C.1450sqft
HOW OLD IS THE PROPERTY:	Built in C. 1997
BACK GARDEN ORIENTATION:	East Facing
DESIGNATED PARKING SPACE:	Off-street parking for two cars.
BER RATING:	B3 - 149.77 kWh/m²/yr
BER NUMBER:	102938834
EMISSIONS INDICATOR:	28.63 kgCO2 /m2/yr
HEATING SYSTEM:	Gas-fired central heating.
SERVICES:	Mains water, mains sewerage.
HOUSE STATUS:	Owner-occupied.

DISCLAIMER: All information provided by the listing agent/broker is deemed reliable but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.

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**

