

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.homebid.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 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

**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**

35 Easton Park, Leixlip, Co. Kildare. W23 C2F9.



Selected Top 10 International Selling REMAX Agent for 20 years, Team Lorraine Mulligan of RE/MAX Results welcomes you to this spacious 3 bed semi-detached home spanning to C.105.02sqm/C. 1,130sqft (These dimensions do not include the garage) with a garage, a utility room and a spacious back garden 20m x 10m. This is the ideal property for the discerning buyer looking to put their own stamp and style to their home. This is a superb property with enormous potential in a prime and pivotal location.

Offers in Excess of €335,000



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

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

Kitchen 10'10" (3.3m) x 9'4" (2.84m)

Light fitting, fitted kitchen with wall and base units, tiled splashback area, sink, area fully plumbed, oven, electric hob, worktops floor covering.

Utility 11'2" (3.4m) x 6'11" (2.11m)

Fitted units, area fully plumbed, stainless steel sink, wall tiles, floor covering.

Guest W.C. 2'10" (0.86m) x 1'5" (0.43m)

W.C., floor covering.

Garage 17'6" (5.33m) x 6'9" (2.06m)

Sitting Room 29'6" (8.99m) x 12'6" (3.81m)

Coving, centre rose, light fitting, curtains, feature fireplace, carpet, t.v. point.

Hallway 16'0" (4.88m) x 7'0" (2.13m)

Light fitting, carpet.

DOWNSTAIRS ACCOMMODATION

Landing

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

Bedroom 1 15'6" (4.72m) x 9'11" (3.02m)

Wall lights, fitted wardrobes, vanity unit, carpet.

Bedroom 2 13'7" (4.14m) x 12'7" (3.84m)

Light fitting, fitted wardrobes, vanity unit, carpet.

Bedroom 3 10'9" (3.28m) x 9'1" (2.77m)

Fitted wardrobes, fitted desk, carpet.

Bathroom 6'11" (2.11m) x 5'9" (1.75m)

Light fitting, wall tiling, carpet, W.C., W.H.B., shower over bath.



INTERNAL FEATURES

Superb property with lots of building potential
Spacious rooms
House enjoys vacant possession
Garage
Utility room

FEATURES EXTERNAL

Maintenance free double glazed windows
Extra large back garden 20m x 10m
Off street parking
Landscaped mature gardens

SQUARE FOOTAGE

C.105.02sqm/C. 1,130sqft (These dimensions do not include the garage)

HOW OLD IS PROPERTY

Bult in C. 1976

BACK GARDEN ORIENTATION

East facing

BER RATING

E1 (301.66 kWh/m²/yr)

BER NO

115175663

SERVICES

Mains water and mains sewerage

HEATING SYSTEM

Oil fired central heating

RE/MAX NATIONAL TOP SELLING & LETTING AGENT
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**

