

**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](http://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](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**

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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**

**54 Crodaun Forest Park, Celbridge, Co. Kildare. W23 XR58.**



'Circle of Legends' and Award winning Auctioneering Team for the last 22 years, Team Lorraine Mulligan of RE/MAX Results welcomes you to '54 Crodaun Forest Park', a truly special four-bedroom detached bungalow with a large attic conversion, nestled in a quiet, mature, well-established and hugely sought after development. This exceptional home with so much potential stands out not only for its generous layout and versatility but also for its breathtaking setting & stunning gardens.

**Offers in Excess of €645,000**



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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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**DOWNSTAIRS ACCOMMODATION**

UTILITY ROOM: 2.38M X 2.05M  
Recessed lighting, area fully plumbed, shelving, floor covering, archway leading to the kitchen.

KITCHEN: 4.19M X 3.27M  
Recessed, lighting, fitted kitchen, wall and base units, tiled splashed back area, blind, stainless steel sink area, fully plumbed, electric cooker, extractor fan, floor covering, back door leading to garden area archway leading to the utility room.

SITTING ROOM: 4.20M X 1.9M  
Recessed lighting, stone feature fireplace with wooden mantle, large, wood-burning, stove, curtains, carpets double doors leading to dining area.

DINING ROOM: 4.33M X 2.82M  
Light fitting, curtains, carpets, double doors leading to sitting.

HALLWAY (L-shaped) 6.60M X 5.82M  
Light fitting, carpet, downstairs cloakroom, alarm key panel.

BEDROOM 1: 4.70M X 3.57M  
Recessed lighting, fitted wardrobe`s vanity unit, curtains, carpet.

ENSUITE: 2.54M X 1.09M  
Extractor fan, recessed light, W.C., W.H.B, shower, wall tiles, cork tiles.

BEDROOM 2: 4.42M X 2.51M  
Light fitting, fitted wardrobe curtains, carpet.

BEDROOM 3: 2.30M X 2.02M point  
Light fitting, fitted wardrobes, blind, carpet.

BEDROOM 4: 4.52M X 2.80M  
Light fitting fitted wardrobes shelving, coat rack carpet, curtains.

BATHROOM: 3.37M X 1.43M  
Light fitting, extractor fan, wall tiles, wooden floor, WC., WHB with vanity unit, bath, electric `Triton T90z electric shower.

**ATTIC CONVERSION**

STOREROOM 1: 3.69M X 3.26M  
Recessed lighting, two `Velux` windows, side storage panels, electric storage heating, carpet.

ENSUITE: 2.22M X 1.06M  
Recessed lighting, W.C., W.H.B., `Triton 80si` shower, wall tiles, floor covering.

LANDING: 3.24M X 2.69M  
Recessed, lighting, `Velux` window, side storage panel.

STOREROOM 2: 5.92M X 3.26M  
Recessed lighting two `Velux` windows, side storage panels, carpet.



**FEATURES INTERNAL:**

- All curtains & carpets included in the sale
- All blinds included in sale
- All light fittings included in sale
- All kitchen appliances included in sale as listed under the kitchen section
- Most furniture is available at no additional cost
- Property fully alarmed
- Wood burning stove in the sitting room
- Attic conversion
- Clean, bright and very comfortable home

**FEATURES EXTERNAL:**

- PVC double glazed windows
- Outside tap & hose
- Outside lights
- Landscaped mature gardens
- Flower beds
- Side gates
- Property located in a quiet cul de sac
- Property not overlooked front or back
- 2 patio areas
- Block shed
- Off-street parking

SQUARE FOOTAGE: C. 1,250sqft/ C. 116sqm. Total floor area C.165.32 sqm/C. 1779sqft as per BER report including the attic.

HOW OLD IS THE PROPERTY: Built 1978

BACK GARDEN ORIENTATION: North-west facing

BER RATING: D1 - 238.18 kWh/m²/yr with an A3 potential

BER NUMBER: 118533199

SERVICES: Mains water & mains sewerage

HEATING SYSTEM: Oil fired central heating.

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**  
**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**

