

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

159 The Walled Gardens, Castletown, Celbridge, Co. Kildare. W23 HW98.



'Circle of Legends' & Award-Winning International RE/MAX Agent for over 22 years, Team Lorraine Mulligan of RE/MAX Results proudly presents this exceptional 3-bedroom semi-detached home, superbly located in the highly sought-after and beautifully maintained residential development of The Walled Gardens, Castletown, Celbridge, Co. Kildare.

Offers in Excess of €365,000



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

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: 4.89m x 2.51m
Light fitting, curtains, shaker kitchen cabinets, tiled splashback area, stainless steel sink, area fully plumbed, gas hob, oven, fridge, washing machine, floor covering.

SITTING ROOM: 4.16m x 4.1m
Light fitting, curtains, wooden floor, marble feature surround with electric fire insert.

HALL:
Light fitting, wooden floor, carpet on stairs.

UPSTAIRS ACCOMMODATION

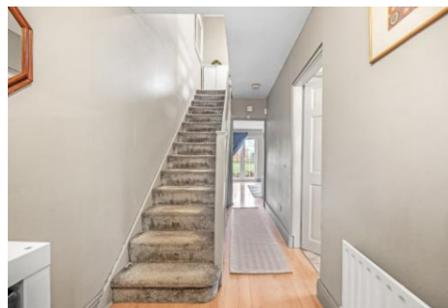
LANDING:
Light filling, carpet, hot press with immersion, attic access with folding stairs, attic partially floored.

BEDROOM ONE: 3.2m x 3.53m
Light fitting, curtains, wooden floor, fitted wardrobes.

BEDROOM TWO: 3.43m x 2.45m
Light fitting, curtains, wooden floor, fitted wardrobes.

BEDROOM THREE: 2.37m x 1.71m
Light fitting, curtains, floor covering, fitted wardrobes.

BATHROOM: 1.7m x 2.36m
Spotlight, extractor fan, shaving light wash hand basin with vanity, wall and floor tiling WC, electric shower T90SR.



FEATURES INTERNAL:

Gas boiler 5 years old
Spacious living space to the rear
All light fitting included in the sale
All curtains included in the sale
Planning permission granted for single storey extension
Radiators in living room bed one and bedroom two upgraded C.5 yrs
Attic insulation upgraded

FEATURES EXTERNAL:

PVC fascia and soffits
PVC double glazing composite front door 4 years old
Cul de sac
Privacy
Parking up to 3 cars
West facing garden
Steel shed (installed in early 2025)
Block built shed 3.85m x 1.98m
Large side entrance measuring 3.17 wide
Outside tap
Outside light
Patio area
Raised flower beds
Mature garden

SQUARE FOOTAGE: 74.2 sqm – 799 sqft

HOW OLD IS THE PROPERTY: Built in C.1979

BER RATING: C2 - 198.44 kWh/m²/yr

BER NUMBER: 118824283

EMISSIONS INDICATOR: 33.62 kgCO₂ /m²/yr

PLANNING PERMISSION: YES

SERVICES: Mains water, Mains sewage

HEATING SYSTEM: Oil fire central heating

HOUSE STATUS: Owner occupied

DISCLAIMER: All information above is compiled from publicly available sources (estate agent brochures, development websites, transport info etc.) and is believed to be accurate at time of writing. Prospective buyers should verify details (travel times, services, local amenities, etc.) independently.

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**

