

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

16 Glen Abhainn Crescent, Enfield, Co. Meath. A83 YW53.



Award winning International REMAX Agent, Team Lorraine Mulligan of RE/MAX Results welcomes you to this superb four bed semi-detached home with a large attic conversion with an en suite. No. 16 is a beautifully interior designed and spacious four bed semi-detached home. This very special home overlooks a large and manicured green area and this home is located in a quiet cul de sac. The back garden is a total sun trap as it is south facing.

Offers in Excess of €325,000



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 Fax: 01 6272720

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 Tel: 01 6283660
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Websites www.remax.ie www.teamlorraine.ie

RE/MAX National No.1 Top Selling Agent & Office 2007-2017
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ACCOMMODATION

Kitchen/Dining Room 18'3" (5.56m) x 17'5" (5.31m)

(L Shaped)

Recessed lights, high quality fitted kitchen with wall and base units, stainless steel sink with separate water tap, `Retro Style` tiled splash back area, four plate electric ceramic hob, extractor fan, oven, fridge freezer, sliding patio doors leading to the garden area, ceramic tiles, sliding doors leading to the sitting room area, telephone point for internet access.

Utility 6'8" (2.03m) x 5'3" (1.6m)

Recessed lights, coat rack, gas boiler, fuse box, fitted units, are fully plumbed, back door leading to the garden area.

Guest W.C.

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

Sitting Room 17'7" (5.36m) x 11'10" (3.61m)

Light fitting, blinds, built in fitted units, feature designer inset fireplace with a log effect gas fire, wooden floor, t.v. point.

Hallway 16'7" (5.05m) x 5'11" (1.8m)

Recessed lights, downstairs storage, carpet on stairwell, wooden floors in hallway, smoke alarm, alarm keypad, fuse box.

Bedroom 1 14'6" (4.42m) x 8'3" (2.51m)

Recessed lights, black out blind, `Slide Robes` wardrobes, carpet, t.v. point and phone point.

Ensuite 5'11" (1.8m) x 5'4" (1.63m)

Light fitting, extractor fan, wall tiling, floor tiling, W.C., W.H.B, with a vanity unit, `Mira Elite SE` electric shower.

Bedroom 2 12'4" (3.76m) x 9'0" (2.74m)

Light fitting, black out blind, fitted wardrobes, carpet.

Bedroom 3 9'0" (2.74m) x 7'8" (2.34m)

Light fitting, fitted wardrobe, black out blind, carpet.

Bedroom 4 10'1" (3.07m) x 7'9" (2.36m)

Light fitting, black out blind, fitted wardrobes, shelving, carpet, telephone point for internet access.

Bathroom 7'3" (2.21m) x 5'6" (1.68m)

Recessed lights, wall tiling, floor tiling, W.C., W.H.B., shower over bath.



INTERNAL FEATURES

- Beautiful, fitted kitchen
- Stunning interior
- Stunning gas fire in sitting room with built in units
- All light fittings included in sale
- All blind fittings included in sale
- Attic is converted with an ensuite
- Property fully alarmed
- Water softener
- Visemann central heating boiler (Installed 2016)

FEATURES EXTERNAL

- PVC double glazed windows
- Maintenance free exterior
- Outside tap
- Side gate
- Garden shed
- Property located in a quiet cul de sac
- Driveway for off street parking
- Property not overlooked
- Patio area
- Lean-to shed` with workbench is included. (Owners used this as a home gym during lockdown)

SQUARE FOOTAGE

C. 102sqm/C1,100Sft (this does not include the attic conversion).

HOW OLD IS PROPERTY

Under C. 20 Years Approx.

BACK GARDEN ORIENTATION

South Facing.

BER RATING

C2

BER NO

108059825

SCHOOLS IN AREA

Enfield National School (04695) 41907
Baconstown National School (04695) 41115
Johnstownbridge Primary School (04695) 41907
Secondary schools located at
Kilcock, Trim, Longwood and Edenderry

SERVICES

Mains water & mains sewerage.

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

