

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

**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**

145 The Walled Gardens, Castletown, Celbridge, Co. Kildare. W23 RX71.



Award-winning auctioneering team since 2003, Team Lorraine Mulligan of RE/MAX Results Celbridge & Lucan proudly welcomes you to this beautifully presented three-bedroom semi-detached home with an extension and block shed to the rear. This very special home is ideally positioned within the highly sought-after development of 'The Walled Gardens'. Nestled in a peaceful cul-de-sac setting, this charming residence offers a wonderful balance of comfort, convenience and potential.

Offers in Excess of €395,000



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

ENTRANCE HALLWAY:

Light fitting, wooden floor in the entrance hall and carpet on the stairwell, alarm, fuse box.

KITCHEN/ DINING AREA (L Shaped): 6.23m x 3.47m

Recessed lights, blind, fitted kitchen with wall and base units with extra storage, 'Retro' style tiled splash back, stainless steel sink, area fully plumbed, integrated double oven, integrated microwave, 4 plate electric hob, chrome extractor fan, French door leading to garden, wooden floor.

SITTING ROOM: 6.43m x 3.15m

Light fitting, wooden floor, feature open fireplace, wooden floor.

UPSTAIRS ACCOMMODATION

LANDING:

Light fitting, carpet, hot press with an immersion access to the attic.

BEDROOM 1: 4.07m X 3.17m

Light fitting, blackout blinds, fitted wardrobes, vanity area, carpet.

BEDROOM 2: 3.69m X 2.33m

Light fitting, fitted wardrobes, wooden floor.

BEDROOM 3: 2.32m X 1.72m

Light fitting, fitted radiator, carpet.

BATHROOM: 2.30m X 1.66m

Light fitting, wall tiling, floor tiling, W.C., W.H.B., shower 'Triton T80 Z' over bath.



FEATURES INTERNAL:

All blinds included in sale

All carpets included in the sale

All kitchen appliances as per kitchen description included in the sale

Property fully alarmed

Upstairs replastered and painted in 2020

Hall and landing painted in 2021

Downstairs repainted in 2022

Very comfortable and attractive home with a delightful energy

FEATURES EXTERNAL:

New windows PVC double-glazed windows and front door installed throughout house (2022)

Insulation in attic and extension in 2022 – all up to regulation standards

Outside windowsills and steps painted in 2022

PVC fascia and soffit

Landscaped mature gardens

Raised flower beds

Side Access

Property located in a quiet cul de sac

Block built shed

Parking for 2 cars

SQUARE FOOTAGE: C. 83sqm/C. 893 sqft

HOW OLD IS THE PROPERTY: Built in 1978 ie 48 years

BACK GARDEN ORIENTATION: East-facing

SERVICES: Mains water, mains sewerage.

HEATING SYSTEM: Switched from oil to gas (2021)

BER RATING: C2 - 195.55 kWh/m²/yr with a B1 potential

BER NUMBER: 100585835

CALCULATED ANNUAL CO2 EMISSIONS: 39.01kgCO₂/m²/yr

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**

