

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**

144 Priory Square, St. Raphaels Manor, Celbridge, Co. Kildare. W23 TC63.



International award winning Auctioneering Team for over 21 years, Team Lorraine Mulligan of RE/MAX Results welcomes you this wonderful 2 bedroomed mid terrace townhouse. This home has been renovated in the last two years to a high standard including a new kitchen, bathroom, all flooring and tiling are also two years old. This home also enjoys a C1 rated BER making this home easy to heat with affordable utility bills

Offers in Excess of €285,000



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Tel: 01 6272770
Fax: 01 6272720

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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
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ACCOMMODATION

KITCHEN: 4.1M x 2.4M

Light fitting, high quality upgraded kitchen, tiled splashback area, stainless-steel sink, area fully plumbed, cooker, extractor fan, washing machine, fridge, dishwasher blind, tiles

SITTING ROOM: 6M x 3.8M

Coving, centre rose, light fitting, wall lights, electric feature fireplace with a wrought iron inset and polished hearth, blinds, t.v. point, understairs storage, wooden floor.

HALL WAY:

Light fitting, floor tiling.

LANDING:

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

BEDROOM 1: 3.4M x 3.7M

Light fitting, fitted wardrobes, blinds, carpet.

BEDROOM 2: 4M x 2.6M

Light fitting, fitted wardrobes, blinds, carpet.

BATHROOM:

Light fitting, sky light, extractor fan, shaving light and socket, W.C., W.H.B., bath, shower unit, wall tiles, floor tiles.



FEATURES INTERNAL:

All carpets included in the sale
All blinds included in sale
All light fittings included in sale
Kitchen 2 years old
Bathroom 2 years old
All flooring 2 years old
Property fully alarmed

FEATURES EXTERNAL:

PVC fascia & soffit
Maintenance free exterior
Outside light
Patio to the front of the property
Property located in a quiet cul de sac overlooking a green
Property not overlooked

SQUARE FOOTAGE: 75.6 sqm / 814 sqft

HOW OLD IS THE PROPERTY: Built in C.2000

PATIO ORIENTATION: South

BER RATING: C1 - 151.22 kWh/m²/yr

BER NUMBER: 117551317

SERVICES: Mains water, mains sewerage.

HEATING SYSTEM: Electric storage heating

PREVIOUS RENTAL INCOME: € 1190.00 pcm

DATE RENT SET: 1st Sept 2023

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**

