

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

**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**

**53 AUGHAMORE, CLANE, CO. KILDARE. W91 F6N1.**



Award winning Auctioneering Team for the last 20 years, Team Lorraine Mulligan of RE/MAX Results, welcomes you to this exceptional A3 three bed semi-detached home spanning over two floors to C. 1,205 sqft \C. 112sqm. `No. 53` can be found in show home condition and the interior is gorgeous, modern, fresh and bright. `No. 53` enjoys the finest in terms of building materials, fixtures and fittings.

**Offers in Excess of €369,950**



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](mailto:office@teamlorraine.ie)

Websites [www.remax.ie](http://www.remax.ie) [www.teamlorraine.ie](http://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

**ACCOMMODATION**  
**DOWNSTAIRS ACCOMMODATION**

**Kitchen/Dining Room 21'11" (6.68m) x 11'10" (3.61m)**

(L SHAPED)

Light fitting, high quality modern designer fitted kitchen (soft closing doors and drawers) with wall and base units, stone Italian quartz work tops, integrated dishwasher, integrated fridge freezer, 4 plate ceramic induction hob, oven, extractor fan, porcelain floor tiles in kitchen area, wood effect floor in the dining area, blinds, French double doors leading to the patio and garden area.

**Utility 5'5" (1.65m) x 5'0" (1.52m)**

Light fitting, worktops, plumbed for washing machine, tumble dryer, blind, back door leading to the side of the house, porcelain floor tiles.

**Guest W.C. 5'3" (1.6m) x 4'6" (1.37m)**

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

**Sitting Room 16'10" (5.13m) x 11'1" (3.38m)**

Recessed lights, blind, high spec marble feature fireplace with a recessed, solid fuel stove, TV point, smoke alarm, wood effect floor, remote controlled blinds.

**Hallway 18'9" (5.72m) x 6'1" (1.85m)**

Light fitting, alarm key panel, downstairs storage, carpet on stairwell, wood effect floor in hallway.

**UPSTAIRS ACCOMMODATION**

**Landing**

Light fitting, smoke alarm, carpet, access to the attic, pull down attic door with a ladder, hot press with an immersion.

**Bedroom 1 13'4" (4.06m) x 9'5" (2.87m)**

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

**Ensuite 7'7" (2.31m) x 4'10" (1.47m)**

Light fitting, W.C., W.H.B., shaving light and socket, mirror, shower with a glass door, fitted wall cabinet, wall and floor tiles.

**Bedroom 2 12'9" (3.89m) x 10'4" (3.15m)**

Light fitting, smoke alarm, black out blind, curtains, fitted wardrobes, carpet.

**Bedroom 3 8'7" (2.62m) x 8'2" (2.49m)**

Light fitting, smoke alarm, black out blind, curtains, fitted wardrobes, carpet.

**Bathroom 6'9" (2.06m) x 6'9" (2.06m)**

Light fitting, W.C., W.H.B., shaving light and socket, mirror, shower over bath with a glass door, fitted wall cabinet, wall and floor tiles, black out blinds.

**INTERNAL FEATURES**

- All curtains & carpets included in the sale
- All blinds included in sale
- All light fittings included in sale
- All kitchen appliances included in the sale as listed under the



kitchen section

- A3 BER energy rating.
- Super warm timber frame construction
- Raised 8ft5 raised ceilings on ground floor level
- Modern stairwell
- High quality internal doors
- High quality tiling and sanitary ware
- High quality fitted wardrobes
- Generous lighting and power sockets throughout.
- 3.25 SWA cable provided for garden shed. One shed is wired with a light and sockets.
- Wired for data and telephone for high speed broadband
- Beautifully designed home

**FEATURES EXTERNAL & GARDENS**

- Hot water heating solar panels, on-roof PV panels
- Large cylinder for hot water storage.
- Central heating by way of an A-rated condensing gas boiler with multi-zone controls increasing efficiency and reducing energy wastage.
- Multi Point Locking System used on front door and patio door and windows.
- Property fully alarmed
- PVC fascia & soffit
- Landscaped to front and rear (not overlooked)
- Off street parking
- Cobble-lock front driveways with parking for 2 cars.
- Maintenance free back garden
- Two garden sheds
- Small golf putting green area in the back garden
- Outside lights
- Side gate
- Property not overlooked to the back
- South Facing
- Homebond guarantee available
- Artificial grass in the back garden comes with the 10 years guarantee

**SQUARE FOOTAGE**

**C. 1,205 sqft / C. 112sqm**

**HOW OLD IS PROPERTY**

**Under 5 years old**

**BER RATING**

**A3**

**BER NO**

**110858107**

**SERVICES**

**Mains water and 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**

