

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

26 Somerton Avenue, Newcastle Road, Lucan, Co. Dublin. K78 T9X7.



'Circle of Legends & Award-winning Auctioneering Team for over 22 years, Team Lorraine Mulligan of RE/MAX Results welcomes you to this absolutely stunning and very spacious 4-bedroom semi-detached A rated cozy home with a large attic that is suitable for conversion. No. 26 comes to the market in 'Show Home' condition and has been lovingly cared for by its current owners. From the moment you step inside the front door this home will totally delight and 'Wow!' you. No. 26 is truly a very beauti

Price €599,950



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
 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/DINING ROOM:

A breath taking and large kitchen/dining area, light fittings, high quality modern fitted kitchen with wall and base units, under cabinet lighting, brushed gold effect taps and kitchen door handles, quartz worktops and splashback area, stainless steel sink, island unit with a sitting area put in as an extra by the vendors, area fully plumbed, integrated fridge freezer, integrated dishwasher, double oven, ceramic hob, chrome extractor fan, radiator cover, bespoke fitted wall dresser (again another extra by the vendors) with a shelving, storage, a crystal display cabinet and an area for a wine cooler, French double doors leading to garden area, blinds, wooden floor,

UTILITY:

Light fitting, shelving, fitted wall and bas units, area fully plumbed, wooded floor, back door leading to the side entrance and back garden.

GUEST WC:

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

SITTING ROOM:

Stunning family sitting room with extra bespoke fitted units for storage, display and a special area for a large TV (TV not included in sale) (again another extra by the current owner) light fitting, features a bay window, blind, curtains, wooden floor.

HALLWAY:

Light fitting, alarm key point, bespoke wall panelling by the current owner, wooden floor, carpet on stairs.

UPSTAIRS ACCOMMODATION

LANDING:

Light fitting, wooden wall panelling, carpet, hot press with dual immersion, pull down attic stairwell ladder, access to the large attic.

BEDROOM 1: 4.33m x 4.53m

Light fitting, fitted wardrobes, feature back wall panelling (again another extra competed by the current owners) blackout blinds, curtains, carpet.

ENSUITE:

Light fitting, shaving light and socket, floating shelves, wall tiling, floor tiling, W.C., W.H.B., large walk in shower with a glass shower door.

BEDROOM 2:

Light fitting, fitted wardrobes, black out blinds, curtains, radiator cover, carpet.

BEDROOM 3:

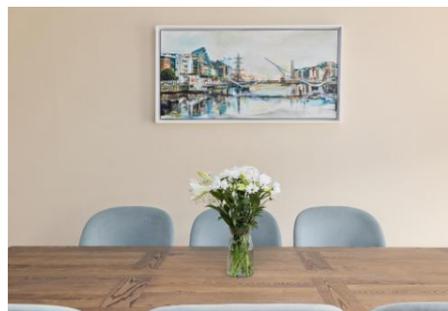
Light fitting, fitted wardrobes, black out blinds, curtains, carpet.

BEDROOM 4:

Light fitting, black out blinds, radiator cover, carpet.

BATHROOM:

Light fitting, extractor fan, shaving light and socket, wall tiling, floor tiling, W.C., W.H.B., separate walk in shower unit with a glass shower door, bath.



FEATURES INTERNAL:

All curtains included in the sale
All carpets included in the sale
All blinds included in sale
All light fittings included in sale
Bespoke unit in living room by `JSD Carpentry`
Bespoke kitchen dresser by `Sean Doyle Carpentry`
Additional cabinetry in utility room
Bespoke island unit in kitchen by `Mount Lodge Furniture`
All white goods as described under kitchen section
Property fully alarmed
Panelling in hallway and landing
Stunning home in mint condition
Lots of additional internal extras
Hive Smart Heating System
Smoke, heat and carbon monoxide
Climate electronic time clock for heating and hot water

FEATURES EXTERNAL:

PVC double glazed windows
PVC fascia & soffit
Maintenance free exterior
Outside lights
Landscaped mature raised flower beds
Side gates
Property located in a quiet cul de sac
Shed
Off street parking for up to two cars
Electric vehicle charging point
Railway sleeper planting beds in garden
Solar panels on roof
Garden shed
Sun trapped patio area
Raised flower beds
Clearly defined wood fence boundary

SQUARE FOOTAGE: C. 141sqmt/C. 1516 sqft

HOW OLD IS THE PROPERTY: Built in 2018

MANAGEMENT FEES: €627.89 PA (includes bins, maintenance, street lighting and public liability insurance)

BER RATING: A2 - 49.47 kWh/m²/yr

BER NUMBER: 111510426

SERVICES: Mains water, mains sewerage.

HEATING SYSTEM: Natural gas, with zoned heating control.

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

