

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

108 The Walled Gardens, Castletown, Celbridge, Co. Kildare. W23WP22.



'Circle of Legends' & Award winning International RE/MAX Agent for over 22 years, Team Lorraine Mulligan of RE/MAX Results welcomes you to this wonderful three bedroomed family home with attic conversion and studio in the rear gardens. This home has been lovingly cared for by its current owner and comes to the market with a host of upgrades including a upgraded kitchen, gas boiler, windows, external doors and solid wooden floors.

Offers in Excess of €385,000



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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/ FAMILY LIVING SPACE: 9.1m x 4.1m
Light fitting, back splash, high quality cream units, stainless steel sink, island, oven, hob, extractor fan, area fully plumbed, door leading to garden area, new marble mantelpiece, cast iron surround, granite hearth and henley stove, blinds, solid wooden floor, t.v. point, phone point, blind, handmade cast iron gated wine storage area/under stairs storage.

HALLWAY:
Light fitting, wooden floor, phone point.

LANDING:
Light fitting, hot press with immersion and shelving, wooden floor.

BEDROOM 1: 3.5m x 3.1m
Light fitting, blind, curtains, wooden panelling, wooden floor.

BEDROOM 2: 3.5m x 2.33m
Light fitting, fitted wardrobe, curtains, wooden floor.

BEDROOM 3: 2.3m x 2m
Light fitting, wooden floor.

ATTIC CONVERSION: 4.5m x 4m
Spotlighting, Velux window, wooden panelling, wooden floor, storage.

BATHROOM: 2.3m x 1.65m
Light fitting, wall tiling, floor tiling, W.C., W.H.B., bath, pump shower, electric triton T90z shower.

STUDIO/UTILITY SPACE: 3m x 4.3m
Light fitting, wooden floor, blind, kitchen units, splashback area, fully plumbed, hob, oven, extractor, microwave, kettle, toaster, fridge-freezer, clothes dresser, single bed and mattress, table and chairs, electric heater. Brand new fuseboard with meter, and upgraded connection from house.
Ensuite tiled, w.c., whb, shower unit with shower.



FEATURES INTERNAL:

All carpets included in the sale
All blinds included in sale
All light fittings included in sale
Property fully alarmed
Property has CCTV
Upgraded Kitchen
Freshly painted, solid wooden floors on ground floor
Upgraded gas boiler and all new radiators
Attic conversion

FEATURES EXTERNAL:

Upgraded PVC double glazed windows
Maintenance free exterior
Security lights
Flowerbed with perineal flowers planted
Low maintenance garden to the rear
Side gate
Property located in a quiet cul de sac
Property not overlooked at rear
Studio

SQUARE FOOTAGE: 800 sqft/ 74 sqm excluding attic conversion and studio / 92.99 sqm including attic as per Advisory Report

HOW OLD IS THE PROPERTY: Built in C.1979

BACK GARDEN ORIENTATION: South

BER RATING: C3 - 223.07 kWh/m²/yr

CO2 EMISSIONS INDICATOR: 45.33 kgCO₂ /m²/yr

BER NUMBER: 106881139

SERVICES: Mains water, mains sewerage

HEATING SYSTEM: Solid fuel, natural gas.

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
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**

