

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**

73 The Woodlands, Castletown, Celbridge, Co. Kildare. W23 PR96.



'Circle of Legends' & Award-Winning International RE/MAX Agent for over 22 years, Team Lorraine Mulligan of RE/MAX Results is proud to present this exceptional 3-bedroom semi-detached family home located in the highly sought-after Castletown Estate, Celbridge, Co. Kildare. No. 73 The Woodlands is a bright, spacious, and beautifully maintained family residence that comes to the market in true turnkey condition.

Offers in Excess of €385,000



Main Street, Celbridge, Co. Kildare
 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/DINING ROOM/LIVING ROOM: 8.98m x 4.00m

Light fittings, high quality oak fitted kitchen, stainless steel sink, area fully plumbed, fridge freezer, oven, hob, extractor fan, integrated dishwasher, washing machine, dryer, island unit, cream high gloss porcelain tiles, wood burning stove, table and four chairs.

SITTING ROOM: 4.23m x 3.05m

Recessed lighting, curtains, cream high gloss porcelain tiles, French double doors leading to garden area.

HALLWAY:

Light fitting, carpet on stairwell, phone point.

LANDING:

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

BEDROOM 1: 3.50m x 3.11m

Coving, light fitting, wardrobes, blind, curtains, wooden floor.

BEDROOM 2: 3.50m x 2.35m

Light fitting, blind, wardrobe, wooden floor.

BEDROOM 3: 2.54m x 1.70m

Light fitting, blind, wooden floor.

ATTIC AREA/ STORAGE: 3.92m x 2.83m

2 side storage panels, gas boiler, wooden floor.

BATHROOM: 2.45m x 2.30m

Light fitting, wall tiling, floor tiling, W.C., W.H.B., DBL shower, antique free standing style claw bath.



FEATURES INTERNAL:

All curtains & carpets included in the sale
All blinds included in sale
All light fittings included in sale
Certain items of furniture can be included in the sale
No alarm fitted

FEATURES EXTERNAL:

PVC double glazed windows
Outside tap
Outside light
Secure side gate
Property located in a quiet cul de sac
Maintenance free rear garden
Off street parking for up to two cars
Composite front door 2021
Front windows upgraded 2021
Block built shed/utilities shed with electrics and plumbing and heating.

SQUARE FOOTAGE: C. 1058.2 sqft / c.98.31 sqm

HOW OLD IS THE PROPERTY: Built in 1983

BACK GARDEN ORIENTATION: West facing

BER RATING: C - 191.44 kWh/m²/yr

BER NUMBER: 104992151

SERVICES: Mains water, mains sewerage.

HEATING SYSTEM: Full thermostatically controlled natural gas central heating.

SUMMARY

73 The Woodlands offers an outstanding balance of convenience, connectivity, and community living in one of Celbridge's most established and desirable residential locations. With excellent transport links, highly regarded schools, extensive shopping facilities, and an abundance of recreational amenities nearby, this property is ideally suited to families, professionals, and commuters alike.

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**

