

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

Kilbrook, Enfield, Co. Meath, A83 DX25.



Award winning International REMAX Agent, Team Lorraine Mulligan of RE/MAX Results welcomes you to this excellent 5 bed detached family home spanning to C. 187 sqm/C. 2017sqft with a detached garage. This home comes to the market in very good condition and boasts a great location. This home is deceptively spacious, and this property enjoys a very homely feel. There is a pretty lawned area to the front as well as a lawn area to the side with a decked area.

Price €375,000



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
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ACCOMMODATION DOWNSTAIRS ACCOMMODATION

KITCHEN/DINING: 3.26m x 3.26m / 3.87m x 3.37m

Archway connecting kitchen and dining room, light fittings, fitted kitchen with wall and base units, 4 plate electric hob, oven, microwave, extractor fan, fridge freezer, area fully plumbed, dishwasher, tiled splashback area, stainless steel sink, floor tiling in kitchen area, wooden floor in dining area, blinds.

SMALL HALLWAY: 1.80m x 1.55m
Light fitting, floor tiling, back door leading to the back garden.

BATHROOM: 2.71m x 1.74m
Light fitting, wall tiling, floor tiling, W.C., W.H.B., bath.

SITTING ROOM: 4.43m x 3.64m
Light fitting, wooden ceiling, brick feature fireplace with a wood burning stove, wooden floor, blinds, curtains, TV point.

LIVING ROOM/BEDROOM 5: 3.40m x 3.27m
Light fitting, blinds, curtains, carpet, TV point.

BEDROOM 1: 6m x 4.03m
Light fitting, `Sliderobes` blinds, curtains, carpet, back door to side garden.

ENSUITE: 2.36m x 2.04m
Light fitting, W.C., W.H.B., shower, wall tiles, floor tiles.

BEDROOM 2: 4.49m x 3.20m
Light fitting curtains, `Sliderobes` wooden floor.

BEDROOM 3: 3.46m x 2.28m
Light fitting, blinds, curtains, carpet.

OFFICE: 1.75m x 1.24m
Light fitting, blinds, carpet.

HALLWAY: 5.9m x 2.04m
Light fitting, access to the attic, wooden floor telephone point.

UPSTAIRS ACCOMMODATION

BEDROOM 4: 5.82m x 3.85m
Light fitting, built in wardrobes, blinds, curtains, wooden floor, telephone point, access to the attic.

BEDROOM 5: 3.97 x 2.90m
Light fitting, free standing wardrobe, curtains, wooden floor.

SHOWER ROOM: 1.93m x 1.75m
Light fitting, W.C., W.H.B., `Triton T90xr` electric shower, wall tiles, floor tiles.

LANDING:
Light fitting, curtains, carpet.



FEATURES INTERNAL:

All light fittings included in sale
All blinds included in sale
All curtains included in sale
All kitchen appliances included in sale as per kitchen section of this brochure
Spacious family home
Original house was extended in 2001
Phone Watch Alarm

FEATURES EXTERNAL:

Double glazed windows
Composite front door
PVC fascia & soffit
Maintenance free exterior
Outside tap
Outside sensor lights
Side and front garden
Off street parking

- Detached garage (4.31m x 2.70m) to the side suitable for multiple uses subject to the relevant planning permission
- Steel shed
- Decked area
- Entrance wooden gates
- Tarmac driveway

SQUARE FOOTAGE: C. 187 sqm/C. 2017sqft

HOW OLD IS THE PROPERTY: Original house was built in 1940s and was extended in 2001

BACK GARDEN ORIENTATION: East Facing

BER RATING: D2 (286.83 kWh/m²/yr)

CARBON DIOXIDE (CO₂)Emissions Indicator: 70.9 kgCO₂ /m²/yr

BER NUMBER: 115026148

SCHOOLS IN THE AREA:

Enfield National School - (04695) 41907
Baconstown National School - (04695) 41115
Johnstownbridge Primary School - (04695) 41907
Secondary schools located at
Kilcock, Trim, Longwood and Edenderry
Enfield Secondary School

SERVICES: Private well and septic tank

HEATING SYSTEM: Oil fired central heating.

RE/MAX NATIONAL TOP SELLING & LETTING AGENT
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**

