

**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](http://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](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, [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**

**33 Willowbrook Lawns, Celbridge, Co. Kildare. W23V3H0.**



“Circle of Legends” and award winning International REMAX Agent for over 22 years, Team Lorraine Mulligan of RE/MAX Results welcomes you to this wonderful 3 bedroomed home spanning C. 93 sqm. Nestled in a quiet cul de sac, this delightful three-bedroom semi detached home has been freshly painted for market and has upgraded flooring on the hall stairs, landing and bedroom 1. This is an ideal haven for first-time buyers or those seeking a more manageable property.

**Offers in Excess of €375,000**



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 Tel: 01 6272770  
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 Tel: 01 6283660  
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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  
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**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

KITCHEN: 3m x 5.22m  
Light fittings, high quality kitchen cabinets, tiled splashback area, worktop, stainless steel sink, area fully plumbed, washing machine, microwave, fridge freezer, oven, hob, extractor fan, ceramic tiles, door leading to garden area.

GUEST WC:  
Light fitting, W.C., W.H.B., wall and floor tiles, wooden floor.

SHOWER ROOM:  
Light fitting, extractor fan, wall and floor tiles, W.H.B., Mira electric shower.

SITTING ROOM: 5.32m x 2.69m  
Light fitting, feature fireplace with a wrought iron inset and polished hearth, curtains, wooden floor, t.v. point, phone point.

HALLWAY:  
Light fitting, wooden floor, storage, carpet on stairs, phone point.

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

BEDROOM 1: 3.71m x 3.4m  
Light fitting, fitted wardrobes, wooden floor, t.v. point, phone point.

BEDROOM 2: 3.97m x 3.43m  
Light fitting, fitted wardrobes, wooden floor.

BEDROOM 3: 2.74m x 2.37m  
Light fitting, fitted wardrobes, wooden floor.

BATHROOM: 1.74m x 1.55m  
Light fitting, wall tiling, floor tiling, W.C., W.H.B., bath, electric Mira SE shower.



FEATURES INTERNAL:  
All carpets included in the sale  
All blinds included in sale  
All light fittings included in sale  
Freshly painted in the last 12 months  
New flooring on the hall, carpet on the stairs, landing and bedroom one

FEATURES EXTERNAL:  
PVC double glazed windows  
PVC fascia & soffit  
Outside light  
Landscaped mature gardens  
Raised flower beds  
Side gates  
Property located in a cul de sac  
Property not overlooked to the front

SQUARE FOOTAGE: C. 93sqm / 1001sqft

HOW OLD IS THE PROPERTY: Built in C. 1992

BACK GARDEN ORIENTATION: East

BER RATING: E1 - 312.61 kWh/m²/yr

BER NUMBER: 118759752

SERVICES: Mains water, mains sewerage.

HEATING SYSTEM: Ground floor electric storage heating first floor oil fired central heating.

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

