

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.homebid.ie/teamlorraine
- 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**

53 The Walled Gardens Castletown Celbridge Co Kildare W23 FT04



Award winning Auctioneering Team for over 20 years, Team Lorraine Mulligan of RE/MAX Results welcomes you to this three bedroomed extended family home located in a quiet cul de sac. This home has been lovingly cared for by its current owners who have made several upgrades and improvements, including triple glazing throughout, new heating boiler, a hub control system for the heating, a composite front door, additional insulation in the attic and extension, increasing the BER to a C3.

Offers in Excess of €330,000



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 Tel: 01 6272770
 Fax: 01 6272720

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 Tel: 01 6283660
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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

Kitchen 15'9" (4.8m) x 7'7" (2.31m)

Spot lighting, high quality kitchen, tiled splashback area, stainless steel sink, area fully plumbed, fridge freezer, oven, hob, extractor fan, door leading to garden area, ceramic tiles.

Sitting Room 13'6" (4.11m) x 13'5" (4.09m)

Light fitting, spot lights, multifuel stove feature fireplace with a wrought iron inset and polished hearth, , wooden floor.

Living Room 10'6" (3.2m) x 11'2" (3.4m)

Spot lighting, blinds, wooden floors, French doors leading to garden area.

Hallway

Light fitting, smart storage, wooden floor, phone point.

Landing

Light fitting, hot press with immersion and shelving, carpet, attic access, attic partially floored, folding attic stairs.

Bedroom 1 10'2" (3.1m) x 14'5" (4.39m)

Light fitting, fitted wardrobes, blind, wooden floor, t.v. point, phone point.

Bedroom 2 11'10" (3.61m) x 7'10" (2.39m)

Light fitting, fitted wardrobes, blind, wooden floor.

Bedroom 3 7'7" (2.31m) x 5'7" (1.7m)

Light fitting, fitted wardrobes, blind, wooden floor.

Bathroom 7'7" (2.31m) x 5'3" (1.6m)

Light fitting, extractor fan, wall tiling, floor tiling, W.C., W.H.B., electric Triton T90z shower, bath.

BLOCK BUILT SHED/ UTILITY

Light fitting, area fully plumbed.



INTERNAL FEATURES

- All carpets included in the sale
- All blinds included in sale
- All light fittings included in sale
- Property fully alarmed
- White goods from kitchen included in the sale

FEATURES EXTERNAL

- PVC triple glazed windows
- PVC fascia & soffit
- Maintenance free exterior
- Outside tap
- Outside light
- Security lights
- Landscaped mature gardens
- Raised flower beds
- New side gates
- Property located in a quiet cul de sac

SQUARE FOOTAGE

84 sq. metres / 904 sqft

HOW OLD IS PROPERTY

C.45 years old.

BACK GARDEN ORIENTATION

East

BER RATING

C3
216.47 kWh/m²/yr

BER NO

106514961

SERVICES

Mains water, mains sewerage.

HEATING SYSTEM

Solid fuel, oil fired central heating.

**RE/MAX NATIONAL TOP SELLING & LETTING AGENT
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**

