

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**

50 Priory Walk, St. Raphaels Manor, Celbridge, Co. Kildare. W23 W951.



Award winning Auctioneering Team for over 20 years, Team Lorraine Mulligan of RE/MAX Results welcomes you this fabulous 2 bedroomed terraced townhouse. This home has been lovingly cared for by its current owners with the bathroom, kitchen, flooring and wardrobes having been upgraded and enjoys a BER rating D1 allowing the discerning buyer just to lay their hat. This home is ideal for first time buyers, anyone trading down or investor alike.

Offers in Excess of €255,000



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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

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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: 4.2m x 2.38m
Recessed lighting, high quality white kitchen, tiled splashback area, stainless steel sink, area fully plumbed, `Belling` fridge, freezer, `Zanussi` induction hob, `Zanussi` oven, extractor fan, floor covering, blinds.

SITTING ROOM: 5.9m x 3.9m
Recessed wall lights, Electric feature fireplace with a wrought iron inset and polished hearth, blinds, wooden floor, t.v. point, understairs storage.

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

BEDROOM 1: 2.64m x 3.6m
Light fitting, fitted wardrobes, blind, carpet, t.v. point, phone point.

BEDROOM 2: 3.97m x 2.6m
Light fitting, fitted wardrobes, blind, carpet.

BATHROOM: 1.9m x 2.63m
Light fitting, extractor fan, wall tiling, floor covering, W.C., W.H.B., shower, electric Triton T80 shower, bath.



FEATURES INTERNAL:

- All carpets included in the sale
- All blinds included in sale
- All light fittings included in sale
- Property fully alarmed
- All appliances in Kitchen included in the sale

FEATURES EXTERNAL:

- PVC double glazed windows
- PVC fascia & soffit
- Maintenance free exterior
- Outside light
- Landscaped mature gardens to the front
- Property located in a quiet cul de sac
- Property not overlooked

SQUARE FOOTAGE: 800 sqft/75 sm

HOW OLD IS THE PROPERTY: Built in C. 1998

BER RATING: D1 (234.25 kWh/m²/yr)

Carbon Dioxide (CO₂) Emissions Indicator: 53.07 kgCO₂ /m²/yr

BER NUMBER: 106289168

SERVICES: Mains water, mains sewerage

HEATING SYSTEM: `Ecovolt` Electric heating system.



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**