

**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**

**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**

**63 Courtown Park, Kilcock, Co. Kildare. W23 TX29.**



'Circle of Legends' and Award winning Auctioneering Team for over 22 years, Team Lorraine Mulligan of RE/MAX Results welcomes you to No. 63 Courtown Park: a well-proportioned three-bedroom semi-detached home full of charm and potential. Excellently positioned in the much sought after mature area of 'Courtown Park', this property offers a spacious layout, a very good-sized back garden and the fantastic bonus of a semi-detached garage, ideal for a workshop or future conversion.

**Offers in Excess of €398,000**



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 Tel: 01 6272770  
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RE/MAX National No.1 Top Selling Agent & Office 2007-2017  
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 VAT No. IE 9669142H Registered in Ireland No: 446829 PSRA Licence No: 002196

## DOWNSTAIRS ACCOMMODATION

HALLWAY 1: 4.21m x 1.17m  
Coving, light fitting, alarm key panel, floor tiling in hallway, carpet on the stairwell.

HALLWAY 2: 1.97m x 1.57m  
Light fitting, coat rack, gas boiler, floor tiling, back door leading to garden area.

KITCHEN/DINING AREA: 5.64m x 3.57m  
Coving, light fitting, fitted kitchen, four-burner gas hob, double oven, worktops, stainless steel sink, area fully plumbed, splashback area, dishwasher, breakfast bar area, floor tiling.

SITTING ROOM: 6.42m x 4.35m  
Light fitting, pine feature open fireplace, wooden flooring.

GUEST WC: 1.98m x .79m  
W.C, W.H.B., floor tiling.

## UPSTAIRS ACCOMMODATION

LANDING: 2.92m x 1.43m  
Light fitting, hot press, storage units, access to the attic, pulldown ladder into the attic, carpet.

BEDROOM 1: 3.90m x 3.62m  
Light fitting, fitted wardrobes, carpet.  
Please note that this bedroom is big enough to accommodate an ensuite and the plumbing works are right beside this room as the bathroom is next door.

BEDROOM 2: 4m x 3.35m  
Light fitting, fitted wardrobes, carpet.

BEDROOM 3: 2.96m x 2.22m  
Light fitting, carpet.

BATHROOM: 2.62m x 1.55m  
Light fitting, W.C, W.H.B, electric `Triton T90sr` shower over bath, bathroom cabinet, wall and floor tiling.

BACK GARDEN:  
East facing garden.

GARAGE: 4.9m x 2.4m  
With electrics, Two `Velux` roof windows, garage door, concrete floor.



## FEATURES INTERNAL:

All light fittings included in sale  
All carpets included in the sale  
All kitchen appliances included in sale as per kitchen description in this brochure  
Property fully alarmed  
Property has huge potential

## FEATURES EXTERNAL:

PVC double glazed windows  
Safe and secure off-street parking  
Semi-detached Garage  
Property located in a quiet cul de sac  
Gorgeous and convenient location

SQUARE FOOTAGE: 111.14sqm / 1196.30sqft

HOW OLD IS THE PROPERTY: Built in C. 1985

BACK GARDEN ORIENTATION: East facing

PREVIOUS RENT CHARGED: €1,425 a month

HOW LONG HAS THIS PROPERTY BEEN VACATED? Since 13/03/2025

BER RATING: C3 - 214.8 kWh/m<sup>2</sup>/yr

BER NUMBER: 102138187

CALCULATED EMISSIONS: 43.97 kgCO<sub>2</sub> /m<sup>2</sup>/yr

SERVICES: Mains water, mains sewerage.

HEATING SYSTEM: Gas fired central heating

HOW OLD IS THE BOILER? 4 years

WHEN WAS THE BOILER LAST SERVICED? 29th July 2024.

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**

