

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

53 Beatty Park, Celbridge, Co. Kildare. W23 HR70.



'Circle of Legends' & Award-Winning International RE/MAX Agent for over 22 years, Team Lorraine Mulligan of RE/MAX Results is proud to introduce this wonderful 3-bedroom semi-detached home located in the ever-popular and mature development of Beatty Park, Celbridge. No. 53 is a warm, inviting, and superbly maintained property that instantly offers that unmistakable 'home sweet home' feeling the moment you step inside.

Offers in Excess of €425,000



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

Main Street, Celbridge, Co. Kildare
 Tel: 01 6272770
 Fax: 01 6272720

Unit 2, 11 Lower Main Street, Lucan, Co. Dublin
 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
 Lorraine Mulligan Ltd. T/A Team Lorraine Mulligan. Directors: Lorraine Mulligan, Lesley Kennedy
 VAT No. IE 9669142H Registered in Ireland No: 446829 PSRA Licence No: 002196

DOWNSTAIRS ACCOMMODATION

PORCH:
Light fitting, ceramic tiles, porch leading to hallway.

HALLWAY: 4.8m x 1.72m
Light fitting, under-stairs modular storage, high gloss tiles, carpet on stairs.

KITCHEN: 3.13m x 5.2m
Light fitting, blinds, high-quality cream maple shaker kitchen cabinets, tiled splashback area, stainless steel sink, area fully plumbed, oven, hub, extractor fan, fridge freezer, dishwasher, radiator covers, ceramic tiles, French door leading to rear garden.

GUEST WC:
Light fitting, W.C., W.H.B., with vanity unit, wall and floor tiles.

LIVING ROOM: 5.2m x 3.41m
Light fitting, curtains, blinds, feature fireplace with a wrought iron inset and polished hearth, wooden floor.

UPSTAIRS ACCOMMODATION

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

BEDROOM 1: 3.76m x 3.35m
Light fitting, curtains, blinds, fitted wardrobes, wooden floor.

BEDROOM 2: 3.88m x 2.75m
Light fitting, curtains, blinds, fitted wardrobes, wooden floor.

BEDROOM 3: 2.76m x 2.31m
Light fitting, blinds, fitted wardrobes, wooden floor.

MAIN BATHROOM: 2.53m x 1.76m
Spotlights, extractor fan, mirror, W.C., W.H.B., vanity set, bath with shower, shower tray with pump rain shower, wall and floor tiles.



FEATURES INTERNAL:
All blinds included in sale
All curtains included
All light fittings included
All carpets included
Selected kitchen appliances: oven, cooker, hob, extractor fan, fridge, freezer, dishwasher.
Fully alarmed

FEATURES EXTERNAL:
PVC double-glazed windows
PVC fascia & soffit
Outside tap
Outside light
Security lights
Mature gardens
Raised flower beds
Large patio area
Side gates
Property located in a quiet cul-de-sac
Property not overlooked to the rear
Shed

SQUARE FOOTAGE: C.88.05 sqm / C.947.9 sqft

HOW OLD IS THE PROPERTY: Built in C.1989

BACK GARDEN ORIENTATION: South Facing

PARKING SPACE: Off-street parking

BER RATING: C1 - 163 kWh/m²/yr

BER NUMBER: 101485043

HEATING SYSTEM: Gas central heating.

SERVICES: Mains water, mains sewerage.

HOUSE STATUS: Owner-occupied

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
2024, 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

