

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

15 Willowbrook Grove, Celbridge, Celbridge, Co. Kildare. W23 R6X8.



Award winning Auctioneering Team for over 20 years, Team Lorraine Mulligan of RE/MAX Results welcomes you to this 3 bedroomed bungalow. This home is perfect for anyone trading down or starting out on there real estate experience looking for a project to put their own stamp on. This home is nestled in the corner of a quiet cul de sac and is overlooking a large green area. It also enjoys a low maintenance rear gardens.

Price €260,000



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

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 Tel: 01 6272770
 Fax: 01 6272720

Unit 2, 11 Lower Main Street, Lucan, Co. Dublin
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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
 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

ACCOMMODATION

Kitchen 18'1" (5.51m) x 8'6" (2.59m)

Light fitting, centre rose, high quality oak kitchen, tiled splashback area, stainless steel sink, area fully plumbed, cooker, extractor fan, ceramic tiles, door leading to garden area, ceramic tiles.

Sitting Room 12'10" (3.91m) x 15'9" (4.8m)

Coving, centre rose, light fitting, feature fireplace with a wrought iron inset and polished hearth, wooden floor, t.v. point, phone point built in storage unit.

Hallway

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

Bedroom 1 8'6" (2.59m) x 9'2" (2.79m)

Light fitting, wardrobes, wooden floor, window covering.

Bedroom 2 6'11" (2.11m) x 9'2" (2.79m)

Light fitting, wooden floor, window covering.

Bedroom 3 6'11" (2.11m) x 9'10" (3m)

Light fitting, wooden floor window covering.

Bathroom

Light fitting, extractor fan, wall tiling, floor tiling, W.C., W.H.B., shower, electric Triton T80si shower, bath.



INTERNAL FEATURES

- All carpets included in the sale
- All light fittings included in sale

FEATURES EXTERNAL

- PVC double glazed windows
- PVC fascia & soffit
- Maintenance free exterior
- Outside tap
- Outside light
- Landscaped mature low maintenance gardens
- Raised flower beds
- Side gates
- Property located in a quiet cul de sac
- Property not overlooked at rear
- Shed

SQUARE FOOTAGE

59 sq mtrs / 635 sqft

HOW OLD IS PROPERTY

Built in C.1983

BACK GARDEN ORIENTATION

East

BER RATING

D1

BER NO

103666632

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**

