

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.beagelbid.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

Painstown, Donadea, Naas, Co. Kildare.



Award winning International REMAX Agent, Team Lorraine Mulligan of RE/Max Results welcomes you to this simply beautiful 4-bedroom detached dormer style family home spanning to a comfortable and spacious C.245sqm/C.2,637 sq.ft.



Price €575,000

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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 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

Hallway

Coving light fitting, carpet on a stairwell, solid maple flooring, hot press with an immersion, alarm keypad, phone point.

Kitchen/Dining/Living Room 29'7" (9.02m) x 9'6" (2.9m)

Recessed lights, designer high quality kitchen with ample wall and base units, stainless steel sink with drainer, quartz work tops, large `Leisure` range master cooker with a 6 plate gas hob and electric ovens, American fridge freezer, integrated dishwasher, crystal display cabinet with down lighters, wine rack, wood burning stove, wooden floor, t.v. point, full length glass concertina opening doors with electric blinds.

Sitting Room 15'11" (4.85m) x 14'9" (4.5m)

Coving, centre rose, light fitting, wall lights, sandstone feature open fireplace and polished hearth, coal effect gas fire, curtains, carpet, t.v. point

Dining Room 14'9" (4.5m) x 10'10" (3.3m)

Coving, centre rose, light fitting, curtains, wooden floor.

Bedroom 3 14'9" (4.5m) x 12'10" (3.91m)

Light fitting, fitted wardrobes, curtains, wooden floor.

Bedroom 4 14'9" (4.5m) x 10'10" (3.3m)

Light fitting, fitted wardrobes with recessed lights, curtains, wooden floor.

Bathroom Including Hot Press 12'10" (3.91m) x 9'10" (3m)

Light fitting, beautiful upgraded sanitary ware, fully tiled from floor to ceiling, designer step in shower with a rain shower head, W.C., W.H.B., heated towel rail.

Landing

Recessed light fitting, carpet, storage, blind.

Bedroom 1 (Master Bedroom) 14'3" (4.34m) x 15'1" (4.6m)

Recessed lights, curtains, wooden floor.

Dressing Room and Walk In Wardrobe

13'3" (4.04m) x 10'0" (3.05m)

Recessed lights, ample fitted wardrobes, wooden floor.

Ensuite 11'2" (3.4m) x 9'4" (2.84m)

Recessed lights, wall tiling, floor tiling, W.C., W.H.B., mirror with a light, shower, heated towel rail.

Bedroom 2 15'1" (4.6m) x 12'2" (3.71m)

Recessed lights, curtains, fitted wardrobes, wooden floor.



Ensuite 10'0" (3.05m) x 5'9" (1.75m)

Recessed lights, beautiful upgraded sanitary ware, fully tiled from floor to ceiling, bath, electric `Triton` T90sr shower, W.C., W.H.B., heated towel rail, access to the attic.

Garage/Office 18'6" (5.64m) x 10'8" (3.25m)

Storage area with office to the rear incorporating a fitted kitchen, blinds, gas cooker, fridge, wooden floor, telephone point, fitted storage units, French double doors leading to the garden area.

Garden Block Shed 14'7" (4.45m) x 9'4" (2.84m)

With electrics

Features Internal

- All curtains (all except in main bedroom & library)
- All carpets included in the sale
- All light fittings included in sale
- Property fully alarmed
- Beautiful interior
- Designer kitchen with full length glass windows and doors overlooking the beautiful back gardens
- Two bedrooms are ensuite
- Master bedroom boasts a walk-in dressing room with ample storage

Features External

- PVC fascia & soffit
- Outside tap and electric sockets
- Stunning patio areas
- Professionally landscaped mature gardens
- Raised flower beds
- Broadband available
- Electric gates
- Tarmac drive
- Property not overlooked front or back
- Back garden backs on the well-kept grounds of Rathcoffey GAA grounds
- Outside garage and office
- Block shed
- Gazebo overlooking the garden

Square Footage C. 245sqm / C.2,637sqft

How Old Is The Property C. 34 years old. Original owner

Back Garden Orientation Panoramic south east facing

RE/MAX NATIONAL TOP SELLING & LETTING AGENT
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**

