

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

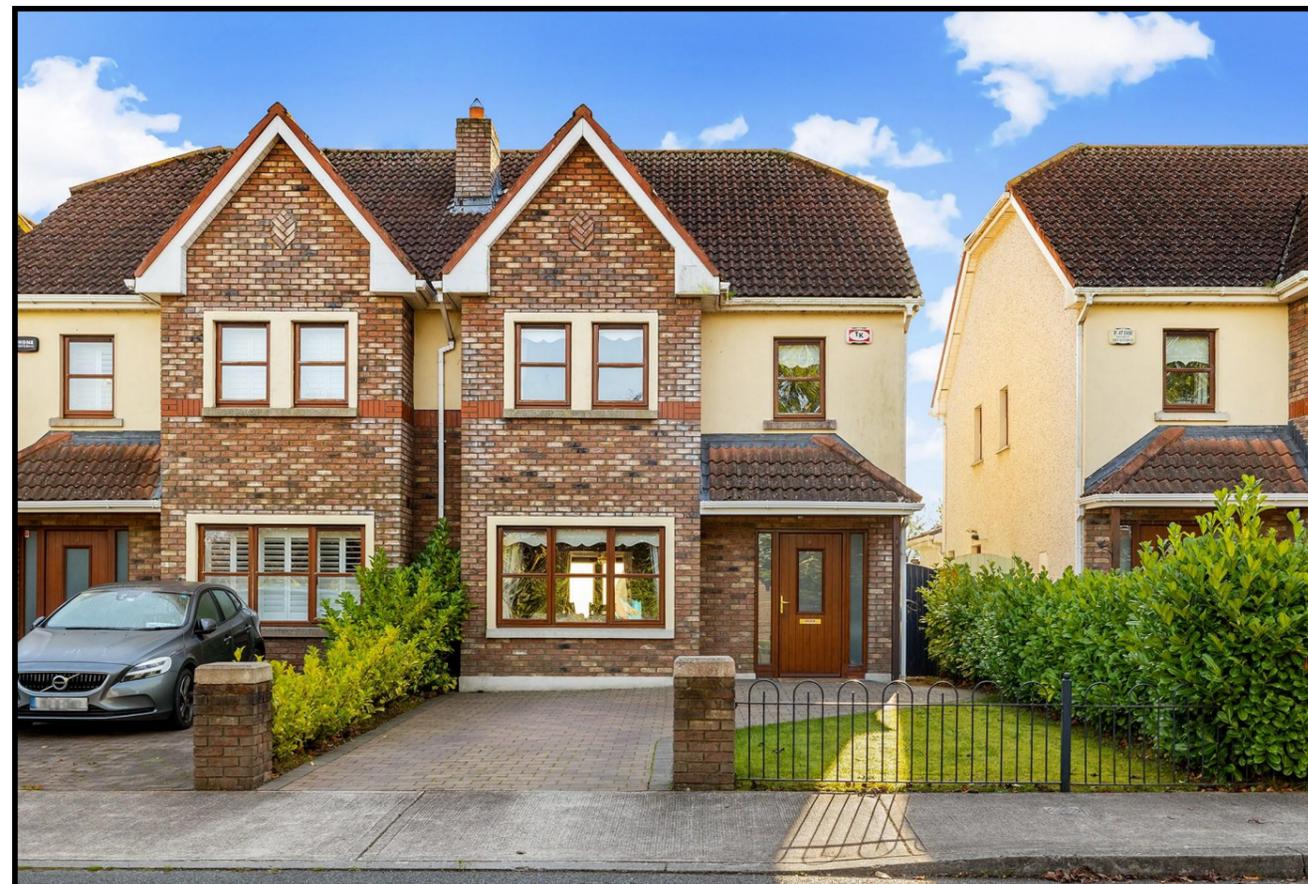
Office: 01 627 2770/ 01 628 3660

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**

4 Ryebriidge Row, Kilcock, Co. Kildare. W23 Y9P8.



'Circle of Legends' & Award-Winning International RE/MAX Agent for over 22 years, Team Lorraine Mulligan of RE/MAX Results is delighted to present this superb 4-bedroom semi-detached home with attic conversion potential in the highly sought-after and well-established development of Ryebriidge, Boycetown, Kilcock, Co. Kildare.

Offers in Excess of €445,000



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
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ACCOMMODATION DOWNSTAIRS ACCOMMODATION

HALL:

Light fittings, wooden floor, carpet on stairs, heating thermostat, alarm key panel.

GUEST W.C: 1.3m x 0.6m
W.C, blind, wall and floor tiles, tiled splashback, W.C., W.H.B.

KITCHEN/ DINING ROOM (L Shaped): 5.7m x 5.35m
Light fittings, blinds, curtains, upgraded cream fitted kitchen with wall and base units, marble, Chrome extractor fan, island unit, stainless steel sink, electric hob, double oven, integrated fridge freezer, integrated dishwasher, tiled floor, French doors leading to the garden.

LIVING ROOM: 6.03m x 3.77m
Light fitting, features a bay window, blinds, curtains, wooden floor, marble fireplace, double doors into kitchen/ dining room.

UTILITY ROOM: 1.7m x 1.4m
Light, gas boiler, storage cabinets, washing machine, dryer, wall hook fitting, door to side entrance, two fuse boxes.

UPSTAIRS ACCOMMODATION

BEDROOM 1: 5.3m x 3.1m
Light fitting, features a bay window, blind, curtains, fitted wardrobes. wooden floors.

ENSUITE: 1.98m x 1.96m
Light fitting, W.C, W.H.B., with a vanity unit, mirror, heated towel rail, loo roll holder, wall storage cabinet, extractor fan, wall and floor tiling, shower.

BEDROOM 2: 3.9m x 2.84m
Light, blind, curtains, fitted wardrobe, wooden floor.

BEDROOM THREE: 2.8m x 2m
Light, blind, curtain, fitted wardrobe, wooden floor.

BEDROOM FOUR: 2.5m x 2.4m
Light fitting, blind curtain, fitted shelf, fitted wardrobe.

BATHROOM: 2m x 1.7m
Light fitting, blind, extractor fan, wall and floor tiles, W.C., W.H.B. with a vanity unit, mirror with a light, shower over bath.



FEATURES INTERNAL:

Bright and spacious interior throughout
Beautiful condition
A loving family home and never rented
Generously proportioned and bright comfortable rooms
Marble fireplace
Upgraded tasteful open-plan kitchen/dining area with garden views
Four spacious bedrooms with fitted wardrobes
Master bedroom with ensuite bathroom
Gas fired central heating
Solar panels on the roof for heating water
Fully alarmed

FEATURES EXTERNAL:

Solar panels on the roof for heating water
Double glazed windows
EV charger at the front of the house
Attractive facade
Low maintenance front/ back garden
Tasteful patio area
Fantastic child's climbing frame (Can be removed if the purchaser prefers)
Steel shed
Dining area to the rear of back garden
Off street parking to the front
Side entrance

SQUARE FOOTAGE: C.124sqm/ C. 1,335sqft

HOW OLD IS THE PROPERTY: Under 25 years old approx

BACK GARDEN ORIENTATION: East facing

BER RATING: B2 - 106.81 kWh/m²/yr

BER NUMBER: 107156226

EMISSIONS INDICATOR: 22.32 kgCO₂ /m²/yr

SERVICES: Mains water, main sewerage, ESB and broadband availability

HEATING SYSTEM: Gas fired central heating.

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**

