

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 The Park, St Wolstans Abbey, Celbridge, Co. Kildare. W23 A 898.



Award winning international REMAX Agent, Team Lorraine Mulligan of RE/MAX Results for the last 21 years welcomes you to this fabulous 5 bedroomed detached family home with playroom/office. This is an ideal home for the growing family and offers an abundance of space spanning over C.192 sqm and sits proudly within this cul de sac of detached homes. From the moment you enter this home you are taken in by the high ceilings making this home feel large bright and airy.

Offers in the Region of €740,000



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 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

ACCOMMODATION

KITCHEN: 4.5m x 8.9m

Coving, light fitting, spot lights, Cream shaker kitchen, granite work tops and splashback area, stainless steel sink, area fully plumbed, integrated fridge freezer, integrated dishwasher, oven, gas hob, extractor fan, microwave, island unit, sliding patio door leading to garden area, ceramic tiles.

UTILITY:

Light fitting, fitted units, stainless sink, tiled splash back area, area fully plumbed, washing machine, dryer, internal vacuum system, gas boiler, ceramic tiles, back door leading to garden area.

GUEST WC:

Light fitting, extractor fan, W.C., W.H.B., storage wall tiles, floor tiles.

SITTING ROOM: 6.6m x 3.6m

Coving, light fitting, blinds, wooden floors, double door to kitchen area, feature fireplace with a wrought iron inset and polished heart.

PLAYROOM: 4.9m x 2.9m

Coving, light fitting, feature electric fireplace with a wrought iron inset and polished hearth, blinds, wooden floor, t.v. point, phone point.

HALLWAY:

Coving, centre rose, light fitting, downstairs storage, radiator cover, carpet on stairs, solid wooden floor, phone point.

LANDING:

Light fitting, hot press with immersion and shelving, carpet, attic access, attic partially floored, folding attic stairs.

BEDROOM 1: 3.94m x 5.37m

Light fitting, fitted wardrobes, vanity unit, balcony, blind, t.v. point, phone point.

ENSUITE:

Light fitting, shaving light and socket, wall tiling, floor tiling, W.C., W.H.B., shower, electric Triton Aqua sensation shower.

BEDROOM 2: 3.44m x 3.5m

Light fitting, fitted wardrobes, vanity unit, radiator cover, blind, wooden floor.

ENSUITE:

Light fitting, shaving light and socket, wall tiling, floor tiling, W.C., W.H.B., shower.

BEDROOM 3: 3.98m x 2.87m

Light fitting, fitted wardrobes, blind, wooden floor.

BEDROOM 4: 3.54m x 2.37m

Light fitting, fitted wardrobes, radiator cover, blind, wooden floor.

BEDROOM 5: 3.42m x 2.83m

Light fitting, fitted wardrobes, radiator cover, blind, wooden floor.



BATHROOM: 2.37m x 1.8m

Light fitting, wall tiling, floor tiling, W.C., W.H.B., shower, jacuzzi bath.

FEATURES INTERNAL:

- All carpets included in the sale
- All blinds included in sale
- All light fittings included in sale
- Property fully alarmed
- All appliances as per kitchen and utility description
- Internal vacuum system

FEATURES EXTERNAL:

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

SQUARE FOOTAGE: 192 sqm / 2067 sqft

HOW OLD IS THE PROPERTY: Built in C. 2004

BACK GARDEN ORIENTATION: West

BER RATING: C2 - 192.43 kWh/m²/yr

BER NUMBER: 108737164

SERVICES: Mains water, mains sewerage

HEATING SYSTEM: Natural gas.

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**

