

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

20 Delmere, Enfield, Co. Meath. A83VW68.



Offers in Excess of €369,950



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

ACCOMMODATION:

DOWNSTAIRS ACCOMMODATION

HALLWAY: 4.18 m x 2.55 m

Coving, centre rose, light fitting, storage press, radiator cover, telephone point, alarm pad, floor tiling, carpet on stairwell.

KITCHEN/DINING ROOM: 4.38 m x 3.13m

Light fittings, wooden fitted kitchen with wall and base units, work tops, electric cooker, extractor fan, double stainless-steel sink, tiled splashback area, area fully plumbed, fridge, floor covering.

UTILITY ROOM: 3.14m x 1.43m

Light fittings, stainless-steel sink, area fully plumbed, washing machine, tumble dryer, back door leading to the garden, floor covering.

SITTING ROOM: 4.93m x 3.55m

Coving, centre rose, light fitting, wall lights, feature fireplace and a polished hearth, curtains, wooden floor, T.V. point.

DINING ROOM: 2.95m x 2.93m

Coving, centre rose, light fitting, wall lights, radiator cover, curtains, dining room table, French doors leading to rear garden, wooden floor.

PLAYROOM: 4.95m x 2.48m

Coving, light fitting, curtains, wooden floor.

GUEST WC: (Upgraded) 1.45m x 0.99m

Coving, light fitting, W.C., W.H.B., wall tiles, floor tiles.

UPSTAIRS ACCOMMODATION

LANDING:

Light fitting, hot press with immersion, access to the attic, there is a large floored attic space, fitted with a `Stira` stairs, 3 lights and a thermostat controlled heat lamp..

BEDROOM 1: 3.68m x 3.25m

Coving, light fitting, curtains, dressing table, wooden floors.

ENSUITE: 2.14m x 1.18m

Light fitting, wall tiling, floor tiling, W.C., W.H.B., shower, glass shower door.

BEDROOM 2: 3.43m x 3.25m

Light fitting, writing desk, curtains, wooden floors.

BEDROOM 3: 3.69 m x 2.64m

Light fitting, curtains, wooden floors.

BEDROOM 4/GYM: 3.22 m x 2.46m

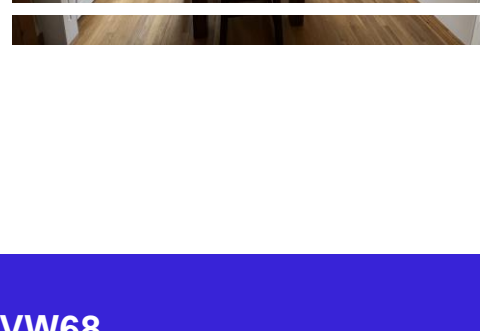
Light fitting, curtains, wooden floors.

BEDROOM 5: 2.90 m x 2.64m

Light fitting, curtains, wooden floors

BATHROOM: 2.19 m x 2.12m

Recessed lights, wall tiling, floor tiling, W.C., W.H.B., corner bath, blind.



FEATURES INTERNAL:

All curtains & carpets included in the sale

All blinds included in sale

All light fittings included in sale

Property fully alarmed

All kitchen appliances included in sale as listed under the kitchen section

This property has been loved and looked after

Property has a porch to the front

`Turn key home` in excellent condition

FEATURES EXTERNAL:

Double glazed windows

2 x Outside taps

Outside light

Landscaped mature gardens

Raised vegetable bed

Side gates

Property located in a quiet cul de sac

Patio area

Large hardwood decking area at the rear of the garden

Large mental shed for storage

Concrete table set in back garden

Green house at the rear of the garden

SQUARE FOOTAGE: C.1,550sqft/ C. 144sqm

HOW OLD IS THE PROPERTY: Under 30 years old

BACK GARDEN ORIENTATION: East facing back garden

BER RATING: C2 - 198.93 kWh/m²/yr

BER NUMBER: 115382822 - 30/07/2022

Co2 EMISSIONS INDICATOR: 51.22

SERVICES: Mains water and mains sewerage.

HEATING SYSTEM: Oil fired central heating.

RE/MAX NATIONAL TOP SELLING & LETTING AGENT
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**

