

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

7 Straffan Drive, Straffan Wood, Maynooth, Co. Kildare. W23 D9V9.



Award winning Auctioneers for the last 23 years, Team Lorraine Mulligan of RE/MAX Results welcomes you to this stunning 2-bedroom mid terrace home with an attic conversion. This very special home comes to the market in very good condition and is currently owned by a professional couple who love their home.

Offers in Excess of €399,950



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 Tel: 01 6272770
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 Tel: 01 6283660
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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

ENTRANCE HALL:

Coving, light fitting, fuse box, wooden flooring, carpet on stairwell.

GUEST W.C.: 1.92m x .99m

Light fitting, extractor fan, W.C., W.H.B., wooden floor.

KITCHEN/DINING ROOM: 6.39m x 2.64m

Light fitting, fitted kitchen with wall and base units, work tops, 4 plate electric hob, oven, extractor fan, area fully plumbed, stainless steel sink, features a bay window, floor covering.

SITTING ROOM: 3.88M X 3.59M

Coving, light fitting, feature fireplace with coal effect gas fire, blind, French door leading to the garden area.

UPSTAIRS ACCOMMODATION

LANDING:

Light fitting, hot press with an immersion, proper stairwell to the attic conversion, wooden floors.

BEDROOM 1: 3.41m x 3.27m

Light fitting, blind, fitted Sliderobe wardrobe, wooden floor.

ENSUITE: 1.87m x 1.07m

Light fitting, extractor fan, mirror, W.C., W.H.B., shower, wall tiling, floor tiling.

BEDROOM 2: 3.88m x 2.53m

Light fitting, blind, fitted wardrobes, wooden floor.

BATHROOM: 1.88m x 1.66m

Light fitting, extractor fan, W.C., W.H.B., shoer over bath, wall tiling, floor tiling.

ATTIC CONVERSION: 4.00m x 3.85m

Recessed light, side storage panels, wooden floor.



FEATURES INTERNAL:

All light fitting included in sale

All blinds included in sale

All electrical appliances included in sale as per kitchen section of this brochure

Internet connections in house

Property professionally owned

Turnkey property

A super comfortable home with lots of potential

FEATURES EXTERNAL:

Double glazed windows

Pretty back garden

Garden shed

Off street parking

Superb location

TOTAL FLOOR AREA: C. 785 sq ft/C. 73 sqm (This excludes the attic conversion)

HOW OLD IS THE PROPERTY: House built in 2004/2005 approx

BACK GARDEN ORIENTATION: West facing

BER RATING: B3- 143.92 kWh/m2/yr

BER NUMBER: 105346555

HOUSE IS PRIVATELY OWNED SO

POTENTIAL RENT PER MONTH: €2,500/€3,000

SERVICES: Mains water, mains sewerage.

HEATING SYSTEM: Gas fired central heating.

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**

