

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

Balyna, Broadford, Co. Kildare, W91 R1WT.



'Circle of Legends' & Award-winning international RE/MAX agent for 22 years, Team Lorraine Mulligan of RE/MAX Results is proud to present this spacious 4-bedroom detached family home in Balyna, Broadford, Co. Kildare. This idyllic family home sits centrally on a generous, mature and private C.1 acre site in a peaceful countryside location but yet very close to the M4 motorway.

Offers in Excess of €485,000



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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 Tel: 01 6272770
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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

PORCH: 2.17m x 1.74m

Wall light, ceramic tiles.

KITCHEN/DINNING: 5.49m x 3.94m

Recessed lights, blinds, modern cream kitchen with wall and base units, sink, area fully plumbed, 4 plate electric hob, oven, extractor fan, breakfast bar with base units, fridge freezer, dishwasher, door leading to the conservatory, archway leading to the kitchen, ceramic tiled floor.

CONSERVATORY: 5.55m x 3.39m

Light fitting, blinds, ceramic tiled floor, doors leading to the garden area.

LIVING ROOM: 4.39m x 4.24m

Feature fireplace with Stanley Reginald stove with back boiler, wooden floor, open to the kitchen.

SITTING ROOM: 4.62m x 3.84m

Centre rose, blinds, wooden floor.

HALLWAY:

Light fitting, large hot press with immersion, wooden floor.

UTILITY ROOM: 3.58m x 2.73m

Fitted cupboard for storage, stainless-steel sink, area fully plumbed, floor tiles, back door access to back garden.

MASTER BEDROOM 1: 7m x 4.79m

Blinds, wooden floor, French doors leading to the garden area.

ENSUITE: 2.44m x 1.18m

Light fitting, W.C., W.H.B., electric `Triton T90z` shower, wall and floor tiles, wall mounted blow heater.

BEDROOM 2: 3.43m x 2.67m

Blind, wooden floor.

ENSUITE: 2.44m x 1.18m

Light fitting, extractor fan, W.C., W.H.B., shower, tiles.

BEDROOM 3: 3.73m x 2.77m

Blind, wooden floors.

BEDROOM 4: 3.23m x 2.30m

Blind, wooden floor.

BATHROOM: 2.61m x 2.01m

Light fitting, extractor fan, W.C., W.H.B., wall mirror, `Triton` electric shower over bath, wall and floor tiles.



FEATURES INTERNAL:

All blinds included in sale

Kitchen appliances included in the sale as per the kitchen brochure

Conservatory

Beautifully presented home in turnkey condition

Superb residence with huge potential

FEATURES EXTERNAL:

Double-glazed windows

Delightful back and front private mature gardens

Patio area

Two block sheds

Workshop

Lots of safe and secure parking

Outdoor lights

TOTAL FLOOR AREA: 172.34sqm / 1855sqft

HOW OLD IS THE PROPERTY: Built 1985, extended 1999.

BACK GARDEN ORIENTATION: West facing. Private gardens on all sides.

PARKING: Off-street parking with extensive spaces.

BER RATING: C2 - 188.57 kWh/m²/yr

BER NUMBER: 111366035

SERVICES: Private well and septic tank.

Sophisticated water treatment system

BROADBAND: High Speed broadband

HEATING SYSTEM: Oil fired central heating and solid fuel. Zoned heating controls.

HOUSE STATUS: Owner-occupied

DISCLAIMER: All information provided is for general guidance only and should be independently verified. No warranties or representations are expressed or implied.

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**

