

**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.beagelbid.ie/teamlorraine](http://www.beagelbid.ie/teamlorraine)
- 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](mailto: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](mailto: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](http://teamlorraine.ie), [myhome.ie](http://myhome.ie) and [daft.ie](http://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](mailto:office@teamlorraine.ie)**  
**PRSA ID: 002196**

**Office: 01 627 2770/ 01 628 3660**

**9, Castlevillage Rise, Castlevillage, Celbridge, Co. Kildare.**



Award winning International REMAX Agent, Team Lorraine Mulligan of RE/MAX Results welcomes you to this simply beautiful 3 bed semi-detached family home spanning to C. 1,050sqft/ C.98sqm. No 9 is a delightful family home with lots of comfortable and luxurious living accommodation. This home can be found in pristine condition and has been freshly painted for sale.



**Price €335,000**

**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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Unit 2, 11 Lower Main Street, Lucan, Co. Dublin  
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Email: [office@teamlorraine.ie](mailto:office@teamlorraine.ie)  
 Websites [www.remax.ie](http://www.remax.ie) [www.teamlorraine.ie](http://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**

**KITCHEN/DINING/LIVING ROOM 18'10" (5.74m) x 18'0" (5.49m)**

(L Shaped)  
Light fitting, high quality fitted kitchen with ample wall and base units, work tops, electric hob, double oven, extractor fan, fridge freezer, stainless steel sink, area fully plumbed, utility press with gas boiler, floor covering, blinds, sliding patio doors leading to the garden area.

**Guest W.C.**

Light fitting, W.C., W.H.B., floor covering.

**Sitting Room 16'5" (5m) x 11'4" (3.45m)**

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

**Hallway 14'9" (4.5m) x 5'7" (1.7m)**

Light fitting, carpet on stairwell, wooden floor in hallway, telephone point.

**UPSTAIRS ACCOMMODATION**

**Landing**

Light fitting, hot press with immersion, access to the attic.

**Bedroom 1 11'9" (3.58m) x 11'2" (3.4m)**

Light fitting, fitted wardrobes, bind, curtains, carpet.

**Ensuite 5'11" (1.8m) x 4'11" (1.5m)**

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

**Bedroom 2 11'0" (3.35m) x 9'5" (2.87m)**

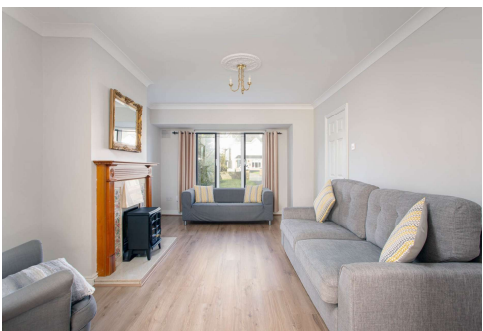
Light fitting, fitted wardrobes, blind, curtains, carpet.

**Bedroom 3 10'6" (3.2m) x 7'9" (2.36m)**

Light fitting, fitted wardrobes, blind, carpet.

**Bathroom 6'6" (1.98m) x 6'1" (1.85m)**

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



**INTERNAL FEATURES**

- All curtains & carpets included in the sale
- All blinds included in sale
- All light fittings included in sale
- Upgraded kitchen

**EXTERNAL FEATURES**

- PVC double glazed windows
- Outside light
- Landscaped mature gardens
- Raised flower beds
- Side gate
- Property located in a quiet cul de sac

**SQUARE FOOTAGE**

C. 1,050 sqft / C.98 sqm

**HOW OLD IS PROPERTY**

25 years old approx

**BACK GARDEN ORIENTATION**

East facing back garden

**BER RATING**

D2

**BER NO**

113743645

**SERVICES**

Mains water and mains sewerage

**RE/MAX NATIONAL TOP SELLING & LETTING AGENT**  
**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**

