

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

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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**

6 Cherrywood, Castletown, Celbridge, Co. Kildare. W23 X207.



Award-winning Auctioneering Team for over 21 years, Team Lorraine Mulligan of RE/MAX Results welcomes you to this fabulous three-bedroom family home set in the heart of 'Cherrywood'. This is a delightful home set in a quiet cul de sac and is within a short stroll to the forest in Castletown Demesne. The current owner has put excellent extras in this home, including a high-quality quality upgraded fitted kitchen, new flooring, new carpets, and a totally upgraded and remodelled shower room.

Offers in Excess of €349,950



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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

KITCHEN: 5.06M X 2.27M

Spotlights, upgraded fitted kitchen with wall and base units, area fully plumbed, enamel style sink, `Retro tile splash, black area, worktop, blinds, `Herringbone` style wooden floors, back door leading to garden area, four plate gas cooker, extractor hood, washing machine, dishwasher, tumble dryer.

HALWAY: 4.98M X 1.71M

Light fitting, fuse box, `Herringbone` style wooden floors in hallway, carpet on stairwell alarm keypad, under the stairs storage.

SITTING ROOM: 4.11M X 3.60M

Light fitting, feature fireplace, coal effect gas fire, blinds, `Herringbone` style wooden floors, new French door leading to back garden.

UPSTAIRS ACCOMMODATION

BEDROOM 1: 3.49M X 3.06M

Light fitting, blinds, fitted wardrobe`s, carpet.

BEDROOM 2: 3.67M X 2.34M

Light fitting, blinds, carpet.

BEDROOM 3: 2.45M X 1.71M

Light fitting, fitted wardrobes carpet.

UPGRADED BATHROOM: 2.32M X 2.19M

Light fitting, extractor fan floor, wall to ceiling tasteful tiling, recessed shelf, Rain showerhead, handheld showerhead, W.H.B., with vanity unit, W.C., heated towel rail.



FEATURES INTERNAL:

- All blinds included in sale
- All light fittings included in sale
- New upgraded kitchen
- Kitchen appliance included as per kitchen section of this brochure
- New `Herringbone` wooden floors
- New French door installed to access the back garden from the sitting room
- Upgraded shower room
- New carpets
- New doors
- Fibre broadband availability

FEATURES EXTERNAL:

- PVC double-glazed windows
- Outside light
- Mature gardens
- Side gate
- Property located in a quiet cul de sac
- Garden shed
- Front and back garden
- Safe and secure off street parking

SQUARE FOOTAGE: C.800sqft/C.74sqm

HOW OLD IS THE PROPERTY: Built in C. 1980s

BACK GARDEN ORIENTATION: East

BER RATING: D1 - 275.89kWh/m²/yr

BER NUMBER: 106222110

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
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**

