

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

8 Priory Court, St. Rachael's Manor, Celbridge, Co. Kildare. W23K159.



Award-winning Auctioneering Team for over 23 years, Team Lorraine Mulligan of RE/MAX Results welcomes you to view this charming three-bed semi-detached family home. This superb three-bedroom semi-detached property offers a fantastic opportunity for prospective buyers to create their own dream home. With loads of potential, this residence is perfect for families, first-time buyers, couples looking to trade down to a more manageable type of residence or investors.

Offers in Excess of €425,000



Main Street, Celbridge, Co. Kildare
 Tel: 01 6272770
 Fax: 01 6272720

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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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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

ACCOMMODATION

KITCHEN/DINING AREA: 5.50m x 2.63m
Light fitting, fitted kitchen, `Retro` style tiled splashback area, stainless steel sink, area fully plumbed, oven, 4 plate gas hob, washing machine, back door leading to the garden.

GUEST WC:
Light fitting, W.C., W.H.B., wall tiles, floor tiles.

SITTING ROOM/DINING ROOM: 8.67m x 3.41m
Coving, centre rose, wall lights, feature fireplace with a wrought iron inset and polished hearth, with a coal effect gas fire, wooden floor, t.v. point, French door leading to the back garden area.

HALLWAY:
Coving, light fitting, fuse box, ceramic tiles in the hallway and new carpet on stairwell, phone point.

LANDING:
Light fitting, hot press with immersion and shelving, carpet, attic access.

BEDROOM 1: 3.67m x 3.25m
Fitted wardrobes, carpet, t.v. point, phone point.

ENSUITE: 2.00m x 1.51m
Light fitting, wall tiling, floor tiling, W.C., W.H.B., electric `Triton T90xr`shower.

BEDROOM 2: 3.62m x 2.80m
Fitted wardrobes, bay window, wooden floor.

BEDROOM 3: 3.2m x 2.44m
Light fitting, fitted wardrobes, wooden floor.

BATHROOM: 2.02m x 1.95m
Light fitting, wall tiling, floor tiling, W.C., W.H.B., wall-hung cabinet, bath.



FEATURES INTERNAL:
Property enjoys vacant possession
Property has been freshly painted for sale
Property has brand new carpets laid
Superb solid home in an excellent and established location

FEATURES EXTERNAL:
PVC double glazed windows
PVC fascia & soffit
Maintenance free exterior
Outside light
Mature gardens
Side gate
Property located in a quiet cul de sac

RENT ACHIEVED: €1,315 per month approx.

RENT LAST SET DATE: 2024/2025

SQUARE FOOTAGE: C. 94.35sqm /C. 1,050 sqft

HOW OLD IS THE PROPERTY: Built in 1997

BACK GARDEN ORIENTATION: North

BER RATING: C3 (224.35kWh/m²/yr)

BER NUMBER: 102142155

SERVICES: Mains water, mains sewerage.

HEATING SYSTEM: Natural gas.

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

