

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
- 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

Mooretown, Donadea, Naas, Co. Kildare.



Award winning International REMAX Agent, Team Lorraine Mulligan of RE/MAX Results welcomes you to this most impressive 4-bedroom detached dormer style family home spanning to a comfortable and spacious C.185sqm/C. 2,000 sqft on the ground floor. This property also enjoys a large upstairs area with a shower room, ample space and storage areas. This impressive home also boasts a sunroom, as well as a detached garage with electrics (C.54 sqm/C. 590sqft) and a large front and back garden that enjoys excellent privacy.



Price €520,000

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

Hallway

Coving light fitting, carpet on a stairwell, floor tiling, hot press with an immersion, alarm keypad, phone point.

Kitchen/Dining Room 16'6" (5.03m) x 13'3" (4.04m)

Recessed lights, light fitting, designer high quality light oak fitted kitchen with ample wall and base units, stainless steel sink with drainer, granite work tops, 4 plate electric ceramic hob, electric oven, microwave, integrated dishwasher, American style fridge Freezer, crystal display cabinet with down lighters, high polished cream ceramic tiles, blinds,

Utility Room 12'2" (3.71m) x 6'0" (1.83m)

Light fitting, fitted units, stainless steel sink with drainer, area fully plumbed back door leading to the garden area.

Guest WC 5'7" (1.7m) x 4'7" (1.4m)

Light fitting, floor tiling, W.C., W.H.B. with a vanity unit, mirror.

Sunroom 14'9" (4.5m) x 10'10" (3.3m)

Recessed light, light fitting, Roman blinds, curtains, sandstone feature fireplace with a wood burning stove, wooden floor, French double doors leading to the garden area.

Sitting room 17'5" (5.31m) x 13'5" (4.09m)

Recessed lights, light fitting, features a bay window, dado rail, oak feature fireplace and polished hearth, coal effect gas fire, curtains, blinds, carpet, t.v. point

Bedroom 1 13'10" (4.22m) x 13'7" (4.14m)

Recessed lights, light fitting, blinds, curtains, fitted wardrobes, curtains, wooden floor, T.V. and telephone point.

Ensuite 10'8" (3.25m) x 4'0" (1.22m)

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

Bedroom 2 14'5" (4.39m) x 10'8" (3.25m)

Light fitting, curtains, blinds fitted wardrobes, wooden floor.

Bedroom 3 13'7" (4.14m) x 10'8" (3.25m)

Light fitting, fitted wardrobes, curtains, blinds, wooden floor.

Bedroom 4 7'4" (2.24m) x 6'7" (2.01m)

Light fitting, fitted wardrobes, curtains, blinds, wooden floor.

Bathroom 9'6" (2.9m) x 7'6" (2.29m)

Light fitting, beautiful upgraded sanitary ware, fully tiled from floor to ceiling, W.C., W.H.B., separate electric `Triton T90` shower, jacuzzi bath, heated towel rail.



Landing

Recessed light fitting, carpet, storage, `Velux` windows, blinds.

Ensuite

Light fitting, wall and floor tiles, WC. WH.B. shower.

Features Internal

FEATURES INTERNAL:

- All curtains included in the sale
- All carpets included in the sale
- All light fittings included in the sale
- All kitchen appliances included in the sale as listed under the house hold section
- Property fully alarmed
- Beautiful interior
- Designer expensive kitchen granite work tops
- with full length glass windows and doors overlooking the beautiful back gardens
- Stunning and immaculate interior

Features External

- PVC fascia & soffit
- PVC double glazed windows
- Granite window sills
- Outside tap
- Landscaped mature gardens
- Broadband available
- Electric gates
- Tarmac drive
- Property not overlooked front or back
- Outside detached garage 4.4m x 2.85m

Square Footage

C. 185sqm / C.2,000sqft on the ground floor. The attic is also converted and has a large floor area as well as a shower room and storage facilities.

How Old Is The Property

C. Under 15 years old. Original owner

Back Garden Orientation

North west facing

BER Rating

B3

BER NUMBER

111847109

**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**

