

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

84, The Woodlands, Castletown, Celbridge, Co. Kildare.



Award winning International REMAX Agent, Team Lorraine Mulligan of RE/MAX Results welcomes you to this superb 3 bed semi-detached home with a sun drenched west facing and private back garden. This very pleasant home enjoys its own front garden with safe and secure off-street parking.

This impressive property comes to the market in very good condition and the new discerning buyer can move in with peace and comfort.



Price €249,950

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

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

Unit 2, 11 Lower Main Street, Lucan, Co. Dublin
 Tel: 01 6283660
 Fax: 01 6272720

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

Kitchen 18'7" (5.66m) x 7'7" (2.31m)

Light fitting, fitted kitchen with wall and base units, stainless steel sink, electric cooker, extractor fan, washing machine, tumble dryer, fridge/freezer, microwave, dishwasher, floor tiles, wall clock, kitchen table, 3 x kitchen chairs.

Sitting Room 13'4" (4.06m) x 11'8" (3.56m)

Coving, 2 x wall lights wrought iron feature fireplace with a wrought iron inset and slate hearth, curtains, laminate wooden floor, tv point, fire guard, French door leading to a maintenance free back garden.

Hallway 8'0" (2.44m) x 5'5" (1.65m)

Coving, light fitting, floor tiles, small hall table, fuse box, telephone point. (Under Stairs) 2 x table lamps ironing board, Hoover, fire blanket, fire extinguisher.

Landing

Light fitting, mirror, 3 x pictures, carpet, pull down ladder going into the attic.

Bedroom 1 11'10" (3.61m) x 10'0" (3.05m)

Light fitting, fitted wardrobes, vanity unit, 2 x bed side lockers, 3 x wall pictures, blinds, wooden floor.

Bedroom 2 14'4" (4.37m) x 7'7" (2.31m)

Light fitting, fitted wardrobes, blinds, wooden floor.

Bedroom 3 8'4" (2.54m) x 5'8" (1.73m)

Light fitting, fitted wardrobes, single bed, blinds, wooden floor.

Bathroom 7'6" (2.29m) x 5'6" (1.68m)

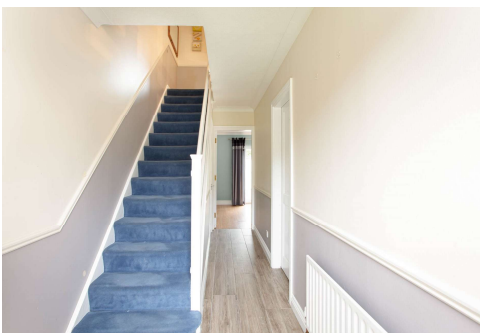
Light fitting, wall tiles, floor tiles, W.C, W.H.B, electric `Triton T90sr` over bath, shower rail with a shower curtain, mirror with light, towel rails.

INTERNAL FEATURES

- All curtains & carpets included in the sale
- All blinds included in sale
- All light fittings included in sale
- All kitchen appliances included in sale as listed in the kitchen section of the brochure

EXTERNAL FEATURES

- PVC double glazed windows
- Mature gardens
- Maintenance free back garden
- New side gate
- Property located in a quiet cul de sac
- Gorgeous and convenient location



BUYING VS RENTING

Term Cost per thousand borrowed

20 years	5.62%
25 years	4.82%
30 years	4.30%
35 years	3.39%

So as an example:
Purchase price: €249,950
90% mortgage
€249,950 over 30 years (249,950 x 4.30) = €1,074 per month

SQUARE FOOTAGE

C. 850 sqft/C. 79 sqm

HOW OLD IS PROPERTY

Built in C. 1980`s

BACK GARDEN ORIENTATION

West facing

BER RATING

C2

BER NO

101586675

SERVICES

Mains water, mains sewerage.

HEATING SYSTEM

Oil. Firebird Silver Boiler house Boiler 26KW. Band A efficiency rating condensing boiler.

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

