

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

29 Easton Park, Leixlip, Co. Kildare. W23 P2R9.



'Circle of Legends' & Award-Winning International RE/MAX Agent for over 22 years, Team Lorraine Mulligan of RE/MAX Results proudly presents this exceptional 3-bedroom semi-detached home, with garage and rear extension superbly located in the highly sought-after and mature residential development of Easton Park, Leixlip, Co. Kildare.

Offers in Excess of €400,000



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

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

DOWNSTAIRS ACCOMMODATION

PORCH:
Sliding door, ceramic tiles, light fitting.

KITCHEN: 3.19m x 7.38m
Light fitting, coving, kitchen units, tiled splashback, stainless steel double sink, electric cooker, oven, hob, extractor fan, fridge, freezer, dishwasher, washing machine, tumble dryer, crystal display cabinet, area fully plumbed, French doors leading to garden, side door leading to guest WC.

GUEST WC/ SHOWER ROOM: 1.97m x 1.8m
Skylight, spotlights, blind, wall tiles, floor covering, shavers socket and light mirror, WC wash hand basin, shower Triton T9 0SI.

SUNROOM: 2.84m x 3.29m
Spotlights, Velux window, floor covering, door leading to garden.

HALL:
Light fitting, coving, semi solid wooden floor, under stair storage.

LIVING ROOM: 4.14m x 3.68m
Coving, light fitting, marble feature fireplace with surround, carpet, blinds, curtains.

GARAGE: 5.05m x 2.16m
Light fitting, area fully plumbed, washing machine, dryer, roller shutter door.

UPSTAIRS ACCOMMODATION

LANDING:
Light fitting, access to attic with pull down stairs, hot press with immersion.

BEDROOM ONE: 4.57m x 5.7 m
Light fitting, curtains, blinds, carpet, fitted wardrobes.

BEDROOM TWO: 4.12m x 3.05m
Light fitting, blind, curtains, carpet, fitted wardrobes.

BEDROOM THREE: 3.05m x 2.69m
Light fitting, coving, curtains, blinds, carpet.

MAIN BATHROOM: 1.72m x 2m
Light, ceiling extractor fan, wall and floor tiles, blind, wash hand basin, vanity cabinet, WC, electric Triton shower, heated towel rail.



FEATURES INTERNAL:
Sun Room
All blinds included in the sale
All curtains included in the sale
All light fittings included in the sale
All kitchen electrical items included in the sale as per kitchen section of the brochure

FEATURES EXTERNAL:
PVC double glazing
PVC fascia and soffit
Decking area leading to garden
Mature planting
Low maintenance garden
Outside light
Outside tap

SQUARE FOOTAGE: 121.74 sqm / 1310.39 sqft
HOW OLD IS THE PROPERTY: Built in C.1974
BACK GARDEN ORIENTATION: East
BER RATING: D1 - 227.64 kWh/m²/yr
BER NUMBER: 119033678
EMISSIONS INDICATOR: 50.51 kgCO₂ /m²/yr
SERVICES: Mains water, mains sewage
HEATING SYSTEM: Oil fire central heating.

DISCLAIMER: All information above is compiled from publicly available sources (estate agent brochures, development websites, transport info etc.) and is believed to be accurate at time of writing. Prospective buyers should verify details (travel times, services, local amenities, etc.) independently.

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**

