

**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](http://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](mailto: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](mailto: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](http://teamlorraine.ie), [myhome.ie](http://myhome.ie) and [daft.ie](http://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

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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**

**8 Crodaun Forest Park, Celbridge, Co. Kildare. W23 N206.**



'Circle of Legends' and award-winning Auctioneering Team for the last 23 years, Team Lorraine Mulligan of RE/MAX Results welcomes you to this exceptionally rare and stunning property at '8, Crodaun Forest Park'. This breathtaking residence has been heavily financially invested in, and this home enjoys the very best of fixtures and fittings. This opulent dwelling has been beautifully extended to the rear, and boasts an ultra-modern kitchen/dining/living room area.

**Offers in Excess of €750,000**



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RE/MAX National No.1 Top Selling Agent & Office 2007-2017  
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## ACCOMMODATION

KITCHEN/DINING/LIVING AREA: 7.17M X 5.78M (Beautifully refurbished in 2025)

Recessed lighting, light fittings, wooden panelling, radiator covers, fitted unit with shelving and hot desking work station, fitted book shelves with strip lighting, premium fitted kitchen, wall and base units with strip cabinet lighting, dekton 'Laurent' Italian style worktop with island unit, premium branded electric appliances. A state-of-the art 'Falmec Brera' induction hob with built-in extractor, 'Siemens' double electric oven 'Dimplex' integrated microwave, 'Blanco Etagon 700 U' stainless steel sink, 'Quooker' fusion boiling/filtered water tap, solid oak 'herringbone' wooden floor, large bi fold doors that open out on to a stunning Indian sandstone patio area and breathtaking gardens.

UTILITY ROOM: 2.65M X 1.48M

Light fitting, area fully plumbed, worktop, floor covering, gas boiler, 'Eddi' solar energy control system linked to the 'My Energi' smartphone app.

SITTING ROOM: 4.49M X 4.19M

Recessed lighting, marble stone feature fireplace with a large and very cozy woodburning stove, features a bay window, carpets.

HALLWAY: (L Shaped)

Composite front door, coving, recessed lights, pull down attic stairs, hot press with an immersion, storage closet, solid oak 'herringbone' wooden floor.

MASTER BEDROOM 1 SUITE: 7.12M X 4.55M

Light fitting, fitted wardrobes, curtains, carpet, walk-in wardrobe.

ENSUITE: 2.16M X 1.66M

Extractor fan, recessed light, W.C., W.H.B with vanity unit, 'Mira Elite' shower, heated towel rail, floor to ceiling wall and floor tiles.

BEDROOM 2: 4.57M X 3.08M

Light fitting, curtains, carpet.

BEDROOM 3: 4.48M X 4.133M

Light fitting, fitted wardrobes, curtains, carpet.

BEDROOM 4: 4.27M X 2.69M

Light fitting, black-out blind, fitted wardrobes, shelving, carpet.

BEDROOM 5/OFFICE: 3.19M X 2.54M

Light fitting, blind, fitted wardrobes, carpet.

BATHROOM: 3.19M X 2.34M

Recessed lighting, fully tiled from floor to ceiling, WC., WHB, corner luxury bath, separate spacious shower cubicle.



## FEATURES INTERNAL:

All curtains & carpets included in the sale

All blinds included in sale

All light fittings included in sale

All spotlights in the living area, hallway, bathroom and sitting room have been replaced with low-wattage LEDs

All kitchen appliances included in sale as listed under the kitchen section

The open-plan living area was beautifully refurbished only in 2025 and is as good as new

A 'Quooker' fusion boiling water tap with filtered water was installed, reducing electricity usage in the boiling of kettles

A 'Eufy' robot hoover was installed which is programmed to vacuum all the rooms and to wash the wooden floor. Various options are available to vacuum individual rooms or combinations of rooms using a smartphone app.

Dekton 'Laurent' worktop was fitted in the kitchen

A state-of-the art 'Falmec Brera' induction hob with built-in extractor was installed; eliminating the need for an extraction fan overhead and enhancing the integration between cooking and living. The hob has many features including:

Residual heat indicators

9 cooking levels + boost

Automatic pot detection

Double Bridge Function to join cooking areas for larger

pots

Chef function

Touch control with LED display

4 cooking areas

Power level management from 2.8kW to 7.4kW

Carbon Zeo Microtech regenerable filter

SQUARE FOOTAGE: A spacious C. 2,026 sqft/ C. 188.29 sqm as per BER report

HOW OLD IS THE PROPERTY: Built in 1979 i.e. 47 years old

BACK GARDEN ORIENTATION: A light filled sun trapped south west facing back garden

BER RATING: B2 – 110.69kWh/m<sup>2</sup>/yr with a potential of an A1

DATE OF ISSUE: 26/01/2026-26/01/2036

BER NUMBER: 114598469

SERVICES: Mains water, mains sewerage and fibre broadband

HEATING SYSTEM: Gas-fired central heating and solid fuel.

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

