

TO MAKE AN APPOINTMENT

To organize a viewing or to place a bid on this property go to www.teamlorraine.ie or scan the QR code on the photograph section of this brochure.

DISCLAIMER

Notice to all parties viewing this brochure

1. This brochure is provided for general guidance only. Nothing in it forms or constitutes an offer, contract, or binding agreement, and none of its contents should be treated as a statement of fact upon which any party can rely.
2. Neither the Agent nor any member of staff has the authority to make representations or give warranties concerning this property on behalf of the vendor.
3. Every description, measurement, and reference to condition, permitted use, or occupation has been prepared in good faith and is believed accurate at the time of preparation. However, prospective buyers and tenants are advised to verify all such details independently through their own inspection or enquiries rather than relying on this brochure alone.
4. The Agent provides no warranty or covenant relating to the property. While familiar with its general appearance and layout, the Agent makes no claim to expertise regarding title or planning matters, and responsibility for confirming the sufficiency of such documentation rests entirely with the purchaser.
5. Confirmation of service availability — whether for current or intended use — is the responsibility of the purchaser. The Agent offers no guarantees or representations on this matter.
6. Boundaries, fences, hedges, walls, and ditches are not defined by either the vendor or the Agent, including any determination of party-structure status.
7. Should any conflict arise between the information in this brochure and the formal contract of sale, the contract of sale will take precedence.
8. References to "Vendor" and "Purchaser" throughout this brochure should be read as including "Lessor" and "Lessee," or "Landlord" and "Tenant," wherever the context applies.

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

17 Castle Village Crescent, Celbridge, Co. Kildare. W23 D272.



`Circle of Legends` and Award winning International REMAX Agent, Team Lorraine Mulligan of RE/MAX Results welcomes you to this wonderful 3 bed semi-detached bungalow with a detached unit to the rear which could have a host of uses including, home office, gym to name but a few. This space also enjoys shower room. No 17 is located in the quiet, mature and exclusive development of `Castle Village`.

Offers in Excess of €425,000



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

ACCOMMODATION

KITCHEN: 4.56m x 3.13m
High quality white shaker kitchen, tiled splashback area, stainless steel sink, area fully plumbed, extractor fan, oven, gas hob, fridge freezer, washer/dryer, crystal display cabinet, French double doors leading to garden area, ceramic tiles.

SITTING ROOM: 5.05m x 3.61m
Coving, stove feature fireplace with a wrought iron inset and polished hearth, features a bay window, blinds, wooden floor, t.v. point, phone point.

FRONT HALLWAY:
Spot lights, Centre rose, coving, storage, wooden floor.

REAR HALLWAY:
Spot lights, hot press with immersion and shelving.

BEDROOM 1: 3.03m x 3.37m
Coving, centre rose, fitted wardrobes, wooden floor, wooden blinds, curtains.

BEDROOM 2: 3.33m x 2.55m
Light fitting, coving, fitted wardrobes, blind, curtains, wooden floor.

BEDROOM 3: 2.53m x 2.55m
Coving, centre rose, light fitting, blinds, curtains, wooden floor.

BATHROOM:
Light fitting, extractor fan, shaving light and socket, sky light, attic access, wall tiling, floor tiling, W.C., W.H.B. with vanity Triton pumped electric shower, bath.

DETACHED UNIT: 3m x 5.84m
Spot lights blind, wooden floor, attic access, en-suite.



FEATURES INTERNAL:
All curtains and blinds included in sale
All electrical items per the kitchen section included in the sale
Property fully alarmed

FEATURES EXTERNAL:
PVC double glazed windows
Outside tap
Outside light
Security lights
Landscaped mature gardens
Raised flower beds
Side gates
Large side entrance 2.62m
Property located in a quiet cul de sac
Property not overlooked to the rear
Detached unit with planning exemption

SQUARE FOOTAGE: 66.68sqm / 717.74sqft.

HOW OLD IS THE PROPERTY: Build in 1985

BACK GARDEN ORIENTATION: West South West

BER RATING: C2 - 191.88 kWh/m²/yr

SERVICES: Mains water, mains sewerage.

HEATING SYSTEM: Natural gas.

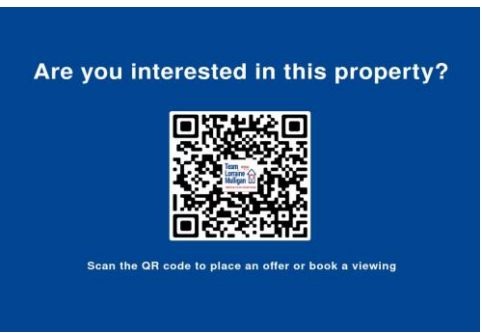
BER NUMBER: 107802639

SCHOOLS IN THE AREA

Primary Scoil Mochua Aghards	01 627 2963
Boys National School - Scoil Na Mainistreach	01 627 1149
Girls National School – St. Brigid’s Holy Faith Convent	01 627 2922
Glebe Junior School	01 624 2525
Primrose Hill School	01 627 3168
North Kildare Educate Together School	01 627 4388
Post Primary Salesian College	01 627 2166
St. Wolstan’s Community School	01 628 8257

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



Are you interested in this property?



Scan the QR code to place an offer or book a viewing