

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.homebid.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

Mobile No's: Lorraine 086 831 5305 / Lesley 0872540757 / Vikki 0879559499

13 Willow Crescent, Primrose Gate, Celbridge, Co. Kildare. W23 PX33.



Award winning Auctioneering Team for the last 20 years, Team Lorraine Mulligan of RE/MAX Results of North Kildare and Dublin West welcomes you to this wonderful three bed semi-detached home with a lovely sunny south facing back garden and driveway for two cars to the front of the property. This very comfortable and bright property is located in a quiet cul de sac and overlooks a large immaculately kept green area to the front.

Price €365,000



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
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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

Kitchen/Dining Room 18'1" (5.51m) x 12'7" (3.84m)

Light fitting, high quality fitted kitchen, tiled splashback area, stainless steel sink, area fully plumbed, integrated fridge freezer, dishwasher, oven, gas hob, extractor fan, French double doors leading to garden area, wooden floor.

Guest W.C. 6'5" (1.96m) x 4'8" (1.42m)

Light fitting, extractor fan, W.C., W.H.B., washing machine, wall tiles, floor tiles.

Sitting Room 16'0" (4.88m) x 11'8" (3.56m)

Centre rose, feature fireplace with polished hearth, blinds, wooden floor, t.v. point.

Hallway 16'1" (4.9m) x 5'11" (1.8m)

Coving, wooden floor, phone point, alarm key pad, carpet on stairwell.

Landing

Light fitting, hot press with immersion and shelving, carpet, attic access.

Bedroom 1 13'4" (4.06m) x 11'7" (3.53m)

Fitted wardrobes, blind, wooden floor, t.v. point, phone point.

Ensuite 6'4" (1.93m) x 4'2" (1.27m)

Light fitting, extractor fan, shaving light wall tiling, wooden floor, W.C., W.H.B., electric Triton T90z shower.

Bedroom 2 12'8" (3.86m) x 9'5" (2.87m)

Fitted wardrobes, blind, wooden floor.

Bedroom 3 8'11" (2.72m) x 8'3" (2.51m)

Fitted wardrobes, blind, wooden floor.

Bathroom 6'2" (1.88m) x 5'7" (1.7m)

Light fitting, shaving light and socket, wall tiling, wooden floor, W.C., W.H.B., bath.

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
- Property fully alarmed



FEATURES EXTERNAL

- PVC double glazed windows
- PVC fascia & soffit
- Maintenance free exterior
- Outside tap
- Outside light
- Security lights
- Landscaped mature gardens
- High quality side gate
- Property located in a quiet cul de sac
- Property not overlooked to the front
- Barna shed for storage

SQUARE FOOTAGE

C.1,050 sq ft / c 98sqm

HOW OLD IS PROPERTY

Under 20 years old

BACK GARDEN ORIENTATION

Perfectly south facing

BER RATING

C1

BER NO

110581519

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
St Patricks Primary School	085 1069985
Celbridge Community School	087 1818212
Post Primary Salesian College	01 627 2166
St. Wolstan's Community School	01 628 8257

SERVICES

Mains water, mains sewerage

HEATING SYSTEM

Natural gas fired central heating.

**RE/MAX NATIONAL TOP SELLING & LETTING AGENT
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**

