

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

**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**

37 The Park, Wolstan Haven, Celbridge, Co. Kildare. W23 NX61.



REMAX/ National and International top selling agent for the last 21 years, Team Lorraine Mulligan of RE/MAX Results welcomes you to this fantastic three bedroomed home. This home has been lovingly cared for and upgraded by its current owners and has been enhanced with a kitchen extension and living space to include an office space and utility in 2018, an attic conversion in 2014. More recently upgrades include gas boiler, water cylinder, radiators to name but a few.

Offers in Excess of €485,000



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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ACCOMMODATION

Kitchen 25'3" (7.7m) x 16'9" (5.11m)

Centre rose, coving, recessed lighting, high quality cream shaker kitchen, tiled splashback area, stainless steel sink, area fully plumbed, integrated fridge freezer, integrated dishwasher, double oven, hob, extractor fan, French double doors leading to garden area, curtains, ceramic tiles.

Office

Light fitting, storage, ceramic tiles.

Utility

Light fitting, fitted units, area fully plumbed, ceramic tiles.

Guest W.C.

Light fitting, W.C., W.H.B., wall tiles, floor tiles.

Sitting Room 15'1" (4.6m) x 11'6" (3.51m)

Coving, centre rose, light fitting, feature fireplace with a wrought iron inset and polished hearth, features a bay window, blinds, wooden floor, t.v. point, phone point..

Hallway

Coving, centre rose, light fitting, downstairs storage, ceramic tiles.

Landing

Coving, centre rose, light fitting, hot press with immersion and shelving, carpet, attic stairs.

Bedroom 1 8'8" (2.64m) x 11'4" (3.45m)

Coving, centre rose, light fitting, fitted wardrobes, blind, black out roller blind, curtains, wooden floor.

Ensuite

Light fitting, coving, extractor fan, wall tiling, floor covering, W.C., W.H.B., shower.

Bedroom 2 14'5" (4.39m) x 9'4" (2.84m)

Coving, light fitting, recessed lights, wall lights, dado rail, fitted wardrobes, vanity unit, Coving, centre rose, light fitting, fitted wardrobes, blind, black out roller blind, curtains, wooden floor.

Bedroom 3 9'9" (2.97m) x 7'7" (2.31m)

Coving, centre rose, light fitting, fitted wardrobes, blind, blackout roller blind, curtains, wooden floor.

Attic 13'2" (4.01m) x 13'2" (4.01m)

Velux windows, spotlights, wardrobes, storage, blackout blind, wooden floor.

Bathroom 6'0" (1.83m) x 6'7" (2.01m)

Light fitting, extractor fan, wall tiling, floor tiling, W.C., W.H.B., electric Triton T90sr shower.



INTERNAL FEATURES

- All curtains & carpets included in the sale
- All blinds included in sale
- Selected light fittings included in sale
- Property fully alarmed
- Upgraded radiators
- Upgraded gas boiler
- Kitchen extension

External Features

- PVC double glazed windows
- PVC gutters
- Maintenance free exterior
- Outside lights
- Security lights
- Landscaped mature gardens
- Low maintenance patio area
- Side gates
- Property located in a quiet cul de sac
- Property not overlooked to the front or rear
- Barna shed

SQUARE FOOTAGE

133.5sqm excluding attic conversation

HOW OLD IS PROPERTY Buily in C.1999

BACK GARDEN ORIENTATION EAST

BER RATING: B3 145.58 kWh/m2/yr

BER NO: 117412445

RE/MAX NATIONAL TOP SELLING & LETTING AGENT
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**

