

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



16 Forest Park, Leixlip, Co. Kildare. W23 W7E2.



National and International Award-winning Auctioneering Team for over 21 years, Team Lorraine Mulligan of RE/MAX Results welcomes you to this fabulous and immaculately presented 4 bed semi-detached property. This home has been extensively renovated in the last number of years to include full rewiring, re plumbed, combi boiler, new triple glazed windows, bathrooms and the kitchen has been upgraded to a high standard, its like a new house, and this is reflected in the BER of B3.

Price €450,000



**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

DOWNSTAIRS ACCOMMODATION

HALLWAY:

Light fitting, downstairs pantry/storage, wooden floor, door leading to playroom, carpet on stairs.

KITCHEN: 3.55m x 5.7m

Light fitting, quality fitted kitchen with wall and base units, stainless steel sink, area fully plumbed, extractor fan, oven, hob, fridge freezer, washing machine, plumbed for dishwasher, wooden floor French doors leading to garden area.

SITTING ROOM: 5.20m x 3.65m

Light fitting, blocked up fireplace, wooden floor, blinds.

UTILTIY ROOM: 2.42m x 4.8m

LED light, corner desk, kitchen/storage units, oven, hob, extractor fan, fridge, sink, washing machine/dryer, Coving, centre rose, light fitting, wooden floor, double doors leading to the sitting room.

PLAYROOM/OFFICE: 2.4m x 4.1m

LED light fitting, wooden floor.

GUEST BATHROOM:

LED Light fitting, wall and floor tiles W.C., W,H,B, shower, heated towel rail.

UPSTAIRS ACCOMMODATION

LANDING:

Light fitting, storage area, carpet, attic access.

BEDROOM 1: 4.57m x 2.9m

Light fitting, blinds, wooden floor.

ENSUITE:

Spot lights, wall and floor tiles, extractor fan, W.C., W,H,B, rain shower.

BEDROOM 2: 3.30m x 2.84m

Light fitting, blind, wooden floor.

BEDROOM 3: 2.54m x 2.79m

Light fitting, blind, wooden floor.

BEDROOM 4/ WALKIN WARDROBE: 3.26m x 2.73m

Light fitting, wooden floor, wardrobe units with drawers, vanity unit.

BATHROOM: 1.92m x 1.82m

Light fitting, wall tiling, floor tiling, W.C., W.H.B., `Triton T90s Z` shower, heated towel rail.

FEATURES INTERNAL:

Kitchen less than 5 years old
Kitchen appliances included in sale as listed in the kitchen
All light fittings included in sale
Re wired 2019
Re plumbed 2019
Upgraded bathrooms 2019
New radiators and combi gas boiler 2019
All rooms fitted with CO2 monitors
Upgraded bathroom 2020
All rooms are very spacious and bright

FEATURES EXTERNAL:

PVC triple glazed windows - 2019
PVC fascia and Soffits – 2020
Flat roof to side extension replaced 2020
Outdoor lights
Security lights
Parking for up to two cars
Outside tap
Private back garden.
Front garden with off street parking
Property located in a quiet cul de sac
Patio area
Block built shed suitable for many uses with electricity and broadband 2.68m x 7.76m

SQUARE FOOTAGE: As per BER report C. 122.12sqm / 1315sqft

HOW OLD IS THE PROPERTY: Built in the 1978 approximately

BACK GARDEN ORIENTATION: South West facing

BER RATING: B3 - 146.52 kWh/m²/yr

BER NUMBER: 112498746

SERVICES: Mains water & mains sewerage

HEATING SYSTEM: Gas fired central heating.

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
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**