

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

Boston Road, Ardclough, Straffan, Co. Kildare. W23 TX80.



Welcome to an exceptional B-energy rated residence nestled in the heart of Straffan, Co. Kildare—one of the most sought-after locations in Ireland. This stunning home enjoys a perfect size and spans to C. 2,023 sq ft \ C.188 sqm and is set on a meticulously landscaped three-quarter-acre site, offers a rare blend of luxury, privacy, and elegance. Every detail, inside and out, reflects quality and taste.

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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**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

ENTRANCE VESTIBULE: (L SHAPED) 3.12M X 1.61M & 8.80M X 1.61M
Impressive entrance hallway with `Tumble Marble` flooring at the entrance and carpet leading to the bedrooms, alarm keypad.

SITTING ROOM: 5.29M X 3.16M
Coving, centerpiece light fitting, bay window, curtains, opulent stone feature open fireplace, carpet, TV point.

KITCHEN: 7.80M X 3.80M
Coving, recessed lights, high quality designer fitted kitchen with ample wall and base units, island unit, work marble tops, Belfast sink, integrated dishwasher, integrated fridge freezer, 4 plate ceramic hob, oven, blind, wood burning stove, ceramic tiles in kitchen area and wooden floors in the dining area, fitted units in the dining area, arch way open to the stunning sunroom.

SUNROOM: 3.80M X 3.70M
Recessed lights, 2 x `Velux` windows, blinds, wooden floors. French double doors leading to the garden and stone patio area, archway opening into the beautiful kitchen/dining area.

UTILITY ROOM: 3.25M X 1.76M
Coving, light fitting, fitted wall and floor units, area plumbed for washing machine, walk-in storage / cloak room, fuse box. Alarm keypad, back door leading to the garden area.

GUEST W.C: 2.00M X 1.54M
Light Fitting, W.C., W.H.B., wall to ceiling tiles.

MASTER BEDROOM SUITE: 9.60M X 4.24M
Coving, recessed lights, ample bespoke fitted wardrobes and storage units, fitted dressing table, blinds, curtains, carpet.

ENSUITE: 3.39M X 2.44M
Recessed lights, 2x recessed mirrors, designer-fitted bathroom suite including W.C., 2 x W.H.B, with a vanity unit, separate wet area with overhead power shower, separate bath, heated towel rail, wall tiling, floor tiling, under floor heating for extra comfort.

READING ROOM: 3.60M X 3.34M
Coving, recessed lights, Slide robes with services and hot press, sliding patio door leading to the garden area, wooden floor.

BEDROOM 2: 3.97M X 3.33M
Coving, recessed lights, bespoke fitted wardrobes, curtains, carpet.

BEDROOM 3: 3.12M X 2.59M
Coving, recessed lights, bespoke fitted wardrobes, curtains, wooden floor.

BEDROOM 4/HOME OFFICE: 2.84M X 2.59M
Coving, recessed lights, bespoke fitted wardrobes, curtains, wooden floor.

BATHROOM: 3.20M X 2.02M
Coving, recessed lighting, W.C., W.H.B., mirror, electric `Triton` shower, immersion power shower, wall, and floor tiles.

GARAGE: 2.32M X 1.86M
Alarmed, connected to water mains.

FEATURES INTERNAL:
Enjoys a brilliant B3 BER rating
Excellent broadband connection
All blinds included in the sale
All light fittings included in sale



All curtains included in sale except the `Reading Room` curtains
All electrical appliances included in sale as per kitchen description of this brochure
Beautifully designed home
Exquisite extras
Beautiful finishes
Custom designed bespoke kitchen units, utility units and bespoke wardrobes in all bedrooms
Sunroom overlooking the south west facing back garden
Stunning master bedroom suite with a designer ensuite with under floor heating for extra comfort
Solid fuel stove
Fabulous layout and floor plan

FEATURES EXTERNAL & GARDENS:
Double glazed windows
Stunning landscaped gardens to front and rear
Flower beds surrounding property with year-round planting and color
Garden Taps
Electric car charger
14 Solar panels
Attractive stone patio area to the back
Private south - west facing sun drenched back garden
Electric gates with remote access
Sweeping gravel driveway
Stud railed fencing to front & rear
Outside lights
Clearly marked boundary area
Stunning front and back gardens
Large, double detached garage suitable for many uses subject of course to the relevant planning permission with electric roller shutter

SQUARE FOOTAGE: 2,023 sq ft \ C.188 sqm as per BER

HOW OLD IS THE PROPERTY: Original house was built in 1985 but this home was totally rebuilt from new in 2000

BER RATING: A very impressive B3-130.8 kWh/m2/yr, A2 potential according to the BER report.

BER NUMBER: 114139280

CO2 EMISSIONS INDICATOR: 372.66 kgCO2/m2/yr

SERVICES: Mains water and septic treatment system

HEATING SYSTEM:
Oil-fired Grant condenser boiler heating system installed in 2021, (zoned heating control), solid fuel stove, under floor heating in the ensuite for extra comfort.
14 Solar panels to boost electricity supply & heat water (summer).

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

