

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**

23 Cedarwood, Castletown, Celbridge, Co. Kildare. W23 NN66.



Award winning International REMAX Agent for the last 22 years, Team Lorraine Mulligan of RE/MAX Results welcomes you to view this delightful family home. Nestled in the heart of the beautifully mature and leafy Castletown estate in Celbridge, Co. Kildare, this impressive four-bedroom detached family home offers an exceptional blend of space, comfort, and charm. Thoughtfully extended to the rear, the property provides generous living accommodation that perfectly suits modern family life.

Offers in Excess of €495,000



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RE/MAX National No.1 Top Selling Agent & Office 2007-2017
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DOWNSTAIRS ACCOMMODATION

HALLWAY: 4.67. m x 1.51m
Light fitting, fuse box, new wiring, composite front door, ceramic tiles in the hallway, and carpet on the stairwell.

GUEST W/C 1.52m x .778m
Light fitting, extractor fan, tiles above the sink, ceramic tiles, W.C., W.H.B.

KITCHEN: 4.23m x 3.58m
Coving, recessed lighting, new designer-fitted kitchen with wall and base units, granite worktop and granite splash back area, stainless steel sink, extractor hood, integrated dishwasher, washing machine, integrated wine rack, gas boiler, ceramic tiles, archway to the sunroom.

EXTENSION/SUNROOM: 5.72m x 3.38m
Recessed lighting, 2x `Velux` windows, fitted units, curtains, wooden floor, French double doors leading to the back garden area, archway leading to the kitchen.

SITTING ROOM: 4.66 x 3.78m
Coving, light fitting, bay window, curtains, dado rail, feature fireplace, coal effect gas fire, wooden floor, TV point.

STORE ROOM: 3.46m x 2.17m
Light fitting, storage press, wooden floor, TV point.

UPSTAIRS ACCOMMODATION

LANDING:
Light fitting, carpet, access to the attic, pulldown ladder into the attic, hot press.

BEDROOM 1: 4.05m x 3.25m
Light fitting, fitted wardrobes, curtains, wooden floor.

BEDROOM 2: 3.89m x 2.60m
Light fitting, fitted wardrobes, curtains, wooden floor.

BEDROOM 3: 3.57m x 3.24m
Light fitting, fitted wardrobes, curtains, carpet.

BEDROOM 4: 2.98m x 2.62m
Light fitting, fitted wardrobes, curtains, carpet.

BATHROOM: 2.37m x 1.68m
Recessed lighting, wall tiles, floor tiles, W.C, W.H.B, mirror, electric `Triton` electric shower over bath, heated towel rail.

BACK GARDEN:
Maintenance-free back garden with large side entrance with double side gates, outside tap, patio area, raised flowerbeds, large, detached garage, sensor light.



FEATURES INTERNAL:

All curtains & carpets included in the sale.
All blinds included in sale.
All light fittings included in sale.
All kitchen appliances included in sale as listed in the kitchen section of the brochure.
House has extra insulation
New gas boiler
Extension to the rear
New bathroom installed in late 2020. Fully stripped and reconstructed (new floors, walls, plumbing, wiring, LED-lit mirror, Tiled walls and floors, design radiator.

FEATURES EXTERNAL:

New PVC triple glazed rear garden door.
Triple glazing throughout the house
Composite front door
Mature gardens
South facing sun drenched back garden
Maintenance free back garden
Raised flower beds
Double side gate for vehicular access
Property located in a quiet cul de sac
Gorgeous and convenient location

SQUARE FOOTAGE: C. 1,399 sqft/C. 130sqm

HOW OLD IS THE PROPERTY: C. 1980`s

BACK GARDEN ORIENTATION: South facing

BER RATING: C2 - 187.73 33.65kgCO2/m2/yr with a potential to be a B1 are per BER report.

BER NUMBER: 118295849

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**

