

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

122 Crodaun Forest Park, Celbridge, Co. Kildare. W23 KN50.



Award-winning Auctioneering Team for over 22 years, Team Lorraine Mulligan of RE/MAX Results, welcomes you to this spacious and very pleasant 4/5 bedrooomed, C2 rated family home spanning to C.1,664 sq ft / C.154.62 sqm with a large sunroom to the rear and a very good-sized back garden. This is the perfect family home because of its space and excellent location. No. 122 offers a perfect blend of luxury and comfort for the discerning homeowner.

Price €515,000



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

DOWNSTAIRS ACCOMMODATION

KITCHEN: (L Shaped) 5.88M x 3.87M
Light fitting, quality fitted kitchen unit with wall and base units, stainless-steel sink, extractor hood, 4 plate gas hob, oven, tiled splash back area, quartz counter tops, arch way connecting to the dining area.

DINING ROOM: 3.26M x 3.04M
Coving, light fitting, archway connecting to the kitchen, double doors leading to the sunroom and the sitting room.

SUNROOM: 3.29M x 3.03M
Recessed lighting, wall lights, blinds, wooden floor, TV point.

SITTING ROOM: 4.87M x 2.13 M
Coving, centre rose, light fitting, curtains, blinds, featured fireplace, wooden floor, TV point.

OFFICE: 3.56M x 2.21M
Wall lights, curtains, blinds, carpet.

HALLWAY: 7.6M x 2M
Light fitting, ceramic tiles at entrance, wooden floor, carpet on stairwell, under stairs storage.

GUEST WC: 2.24M x 0.77M
Extractor fan, wall and floor tiles, W.C., W.H.B.

UPSTAIRS ACCOMMODATION

LANDING: 3.30M x 3.30M
Coving, light fitting, access to the attic, pulldown ladder into the attic, carpet.

BEDROOM 1: 4.82M x 3.38M
Light fitting, blinds, curtains, carpet.

ENSUITE: 2.33M x .97M
Light fitting, extractor fan, W.C., W.H.B., with a vanity unit, electric `Triton T90z` electric shower, wall tiling, floor tiling, extractor fan.

BEDROOM 2: 4.40M x 2.80M
Light fitting, blinds, curtains, fitted wardrobes, carpet.

BEDROOM 3: 3.31M x 2.80M
Light fitting, blinds, curtains, fitted wardrobe, wooden floor.

BEDROOM 4: 3.79M x 2.37M
Light fitting, curtains, blinds, fitted wardrobe, wooden floor.

BATHROOM: 1.93M x 1.77M
Light fittings, W.C., W.H.B., bath, shower over bath, wall tiling, floor tiling, extractor fan.

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.



FEATURES INTERNAL:

All light fittings
All blinds
All curtains
All kitchen appliances as per stated in the kitchen and utility section of this brochure
This home can be found in pristine condition and is a `turnkey` home
Large kitchen/dining area that are all open plan
Sunroom built in 2005 and is insulated
Attic is insulated
New boiler
Stunning and spacious master bedroom with ensuite
Porch to the front of the property

FEATURES EXTERNAL:

New PVC double glazed windows
PVC fascia & soffit
Outside tap
Garden shed for storage
Outside lights
Landscaped mature gardens
Raised flower beds
Side gate
Property located in a quiet cul de sac
Decked area to the rear
Off street parking for safe and secure parking
Spacious driveway and can accommodate up to two cars
Brilliant, exclusive and peaceful development
Superb neighbours
Mature development with lots of green spaces and mature trees
Private gate access to the beautiful Castletown Demesne
Located on the `Dublin side` of Celbridge for fast access to the M4 motorway

SQUARE FOOTAGE: C.1,664 sq ft / C.154.62 sqm

HOW OLD IS THE PROPERTY: Built in C.1981

BACK GARDEN ORIENTATION: East facing

BER RATING: C2 – 179.05 kWh/m²/yr (A3) potential as per BER report

BER NUMBER: 118126556 30/01/2025

SERVICES: Mains water, mains sewerage.

HEATING SYSTEM: Solid fuel, gas-fired central heating.

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**

