

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**

71 Priory Lodge, St. Raphael's Manor, Celbridge, Co. Kildare. W23 K221.



REMAX Award winning Auctioneering Team for over 21 years, Team Lorraine Mulligan of RE/MAX Results welcomes you to this charming 2 bedroomed terraced home with attic conversion. Tucked away in a quiet cul de sac and not overlooked this is an ideal starter home, investment property or a home for anyone trading down. This home has been lovingly cared for by its current owners and enjoys a host of extras including an attic conversion with an ensuite completed in 2018,

Offers in Excess of €355,000



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 Tel: 01 6272770
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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/SUNROOM: 6.26M X 3.69M

Spot lights, high quality maple shaker kitchen, tiled splashback area, stainless steel sink, area fully plumbed, fridge freezer, dishwasher, washing machine, oven hob extractor fan, cooker, extractor fan, wooden floor, ceramic tiles, t.v. point, phone point, understairs storage, hotpress with immersion, French door leading to garden area.

SITTING ROOM: 3.69M X 4.95M

Coving, electric feature fireplace with a wrought iron inset and polished hearth, blinds, wooden floor, carpet on stairs, t.v. point, phone point.

PORCH:

Light fitting, ceramic tiles leading to living room.

LANDING:

Light fitting, carpet.

BEDROOM 1: 3.29M X 3.67M

Light fitting, fitted wardrobes, wooden floor, blind.

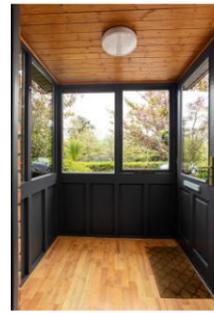
BEDROOM 2: 2.54M X 3.67M

Light fitting, fitted wardrobes, wooden floor, blind.

BATHROOM: 2.64M X 1.8M

Light fitting, extractor fan, wall tiling, floor tiling, W.C., W.H.B., electric Triton T90s shower, separate bath.

ATTIC CONVERSION



FEATURES INTERNAL:

All kitchen appliances as noted in kitchen section
Fridge freezer 2025
All blinds & carpets included in the sale
Property alarmed
Attic conversion 2018
Heating upgraded 2021
New oven
Bathroom renovated 2018

FEATURES EXTERNAL:

PVC double glazed windows upgraded 2021
PVC fascia & soffit
Maintenance free exterior
Outside light
Landscaped mature gardens renovated 2022
Raised flower beds
Property located in a quiet cul de sac
Property not overlooked at front to the front

HOW OLD IS THE PROPERTY: Built in C. 2000

SQUARE FOOTAGE: 75sqm/807 sq ft plus attic conversion

BACK GARDEN ORIENTATION: North East

BER RATING: 175.58 kWh/m²/yr

BER NUMBER: 114569478

SERVICES: Mains water
Mains sewerage

HEATING SYSTEM: Electric Storage 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**

