

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**

7 Castletown Lawn, Castletown, Celbridge, Co. Kildare. W23 V184.



Awarding winning international REMAX Agent, Team Lorraine Mulligan of REMAX Results welcomes you to this fantastic four bedroomed detached home. This home has been lovingly cared for and upgraded by its current owners and has been enhanced with the heavy lifting of additional insulation on both walls and attic, re wired and re plumbed in 2018. The gas boiler was also upgraded within the last 12 months.

Offers in Excess of €485,000



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
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ACCOMMODATION

KITCHEN: 5.85m x 3.55m
Light fitting, hand painted kitchen, solid wooden, tiled splashback area, sink, area fully plumbed, oven, hob, extractor fan, dishwasher, fridge freezer, island, pantry press, wooden flooring blind, doors leading to garden area.

SITTING ROOM: 3.76m x 5.85m
Spotlights, feature fireplace, with wood burning stove, a wrought iron inset and polished hearth, blinds, solid wooden floor, be spoke cabinetry t.v. point, phone point.

GUEST W.C.
Light fitting, wall and floor tiles, W.H.B, W.C. shower.

HALLWAY:
Spotlights, ceramic tiles, carpet on stairs, phone point.

LANDING:
Light fitting, carpet, hot press with shelving and fuel immersion, attic access with stira and fully floored.

BEDROOM 1: 3.18m x 3.57m
Light fitting, blind, carpet. Fitted wardrobes.

BEDROOM 2: 3.77m x 2.57m
Light fitting, blind, fitted wardrobes, carpet.

BEDROOM 3: 3.86m x 3.1m
Light fitting, curtains, blind, carpet.

BEDROOM 4: 2.75m x 2.59m
Light fitting, blind, carpet, fitted wardrobes.

BATHROOM: 2.1m x 1.71m
Spotlights, extractor fan, wall tiling, floor tiling, W.C., W.H.B., bath, electric shower Triton T90xr.

BLOCK BUILT SHED:
Wired.



FEATURES INTERNAL:

- All blinds included in the sale
- All electric appliances as per kitchen section of brochure
- All light fittings included in sale
- Bespoke cabinetry in living room
- Wood burning stove
- All bathrooms 7 years old
- All internal doors upgraded
- Hand painted kitchen
- Replumbed
- Re wired
- Upgraded gas boiler in the last 12 months
- Additional insulation in the attic and walls

FEATURES EXTERNAL:

- PVC double glazed windows
- PVC fascia & soffit
- Bespoke hand made solid wooden front door
- Wired for electric car charger
- Outside light
- Outside socket
- Professionally landscaped mature gardens
- Block built shed
- Large side entrance
- Pergola
- Decking

SQUARE FOOTAGE: 112 sqm / 1200 sqft

HOW OLD IS THE PROPERTY: C. 40 years

BACK GARDEN ORIENTATION: South

BER RATING: B3 - 145.68 kWh/m²/yr

BER NUMBER: 100198480

SERVICES: Mains water, mains sewerage.

HEATING SYSTEM: Natural gas 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**

