

**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](http://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](mailto: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](mailto: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](http://teamlorraine.ie), [myhome.ie](http://myhome.ie) and [daft.ie](http://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](mailto:office@teamlorraine.ie)**  
**PRSA ID: 002196**

**Office: 01 627 2770/ 01 628 3660**

**Mobile No's: Lorraine 086 831 5305 / Lesley 0872540757 / Vikki 0879559499**

**13 Castlechurch Avenue, Newcastle, Dublin, D22 C1P1.**



'Circle of Legends' & International award-winning Auctioneering Team for over 22 years, Team Lorraine Mulligan of RE/MAX Results welcomes you to this stunning A rated three-bedroom, semi-detached with an additional huge attic conversion with an ensuite. Purchasing an A or B rated home means that you qualify for a 'Green Energy Efficient' mortgage which means that your repayments will be less per month.

**Offers in Excess of €499,950**



**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](mailto:office@teamlorraine.ie)  
 Websites [www.remax.ie](http://www.remax.ie) [www.teamlorraine.ie](http://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: 5.43m x 5.30m

Recessed lights, high quality modern and sleek fitted kitchen, breakfast bar area, tiled splashback area, stainless steel sink, oven, hob, cooker, extractor fan, area fully plumbed, integrated fridge freezer, integrated dishwasher, French double doors leading to the stunning garden area, ceramic tiles.

## UTILITY ROOM:

Light fitting, extractor fan, fully fitted unit and countertop, area fully plumbed, wooden floor.

GUEST WC: 1.46m x 1.44m

Light fitting, extractor fan, W.C., W.H.B., wooden floors.

SITTING ROOM: 4.40m x 4.40m

Recessed lights, blind.

HALLWAY: 5.05m x 1.20m

Coving, light fitting, downstairs storage, alarm key panel, radiator cover, floor tiles, phone point.

## UPSTAIRS ACCOMMODATION

### LANDING:

Light fitting, hot press with immersion and shelving, proper stairwell access to the attic conversion.

BEDROOM 1: 3.40m x 3.30m

Light fitting, fitted wardrobes, blinds, wooden floor.

ENSUITE: 2.02m x 1.51m

Light fitting, extractor fan, shaving light and socket, wall tiling, floor tiling, W.C., W.H.B., shower, glass shower door.

BEDROOM 2: 3.73m x 2.83m

Light fitting, blind, fitted wardrobes, wooden floor.

BEDROOM 3: 4.05m x 2.39m

Light fitting, blind, fitted wardrobes, wooden floor.

BATHROOM: 2.32m x 1.7m

Light fitting, wall tiling, floor tiling, W.C., W.H.B., bath, heated towel rail.

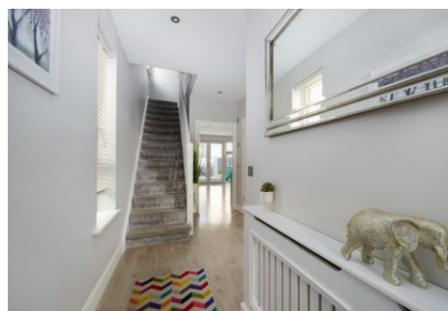
## ATTIC CONVERSION

ATTIC CONVERSIONS: 5.34m x 4.13m

Light fitting, two large `Velux` windows with blackout blinds, fitted wardrobes, extra slide robes for extra storage, wooden floor.

ENSUITE: 2.21m x 1.05m

Light fitting, extractor fan, wall tiling, floor tiling, W.C., W.H.B., shower, glass shower door.



## FEATURES INTERNAL:

- All blinds included in sale
- All light fittings included in sale
- All kitchen electrical appliances included in sale as per kitchen description of this brochure
- Property fully alarmed
- Gorgeous modern soft mink gloss fitted kitchen by Nolan kitchens
- Large attic conversion with an ensuite C. 20sqm/C. 215sqft
- All bedrooms have fitted wardrobes by `Cawley`s furniture`
- Large attic conversion with an ensuite
- Stunning interior
- Pristine condition
- Extra warm and modern home and a rated

## FEATURES EXTERNAL:

- PVC double glazed windows
- PVC fascia & soffit
- Outside lights
- Side gate
- Barna shed
- Professionally landscaped maintenance free back garden
- Stunning sun-drenched patio area

SQUARE FOOTAGE: C.117sqm / C. 1,259sqft (138sqm including the attic space)

HOW OLD IS THE PROPERTY: 8 years old approximately

BER RATING: A3- 54.03 kWh/m<sup>2</sup>/yr

BER NUMBER: 111507521

SERVICES: Mains water, mains sewerage

HEATING SYSTEM: `Samsung` air to water heating system

DEVELOPMENT BUILT BY: Barina New Homes

## 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**

