

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

147 The Walled Gardens, Castletown, Celbridge, Co. Kildare, W23 HE16.



'Circle of Legends' and award winning International REMAX Agent for over 23 years, Team Lorraine Mulligan of RE/MAX Results is delighted to present No. 147 The Walled Gardens, a charming three bedroom semi detached home ideally located within walking distance of vibrant Celbridge Village. Brimming with potential, this home features a spacious maple shaker-style kitchen and dining area, complete with a beautiful bay window door opening out onto a beautifully maintained garden.

Offers in Excess of €350,000



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 Fax: 01 6272720

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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
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DOWNSTAIRS ACCOMMODATION:

KITCHEN: 4.7m x 4.11m
Light fitting, maple shaker fitted kitchen with tiled splashback area, stainless steel sink, area fully plumbed, ceramic tiles, cooker, extractor fan, washing machine, fridge freezer, glass display cabinet, kitchen features a bay window door to the garden.

LIVING ROOM: 4.01m x 4.01m
Light fitting, blinds, features fireplace, ceramic tiles.

HALLWAY:
Light fitting, carpet, fuse box, ceramic tiles, storage unit.

UPSTAIRS ACCOMMODATION:

LANDING:
Light fitting, carpet, immersion.

BEDROOM 1: 3.1m x 3.51m
Light fitting, blinds, fitted wardrobes, wooden floor.

BEDROOM 2: 3.51m x 2.31m
Light fitting, blinds, wooden floor.

BEDROOM 3: 2.1m x 1.7m
Light fitting, blinds, fitted wardrobes, wooden floor.

BATHROOM:
Light fitting, W.C., W.H.B., shower over bath `Triton T90si`, access to attic, floor tiles.



FEATURES INTERNAL:

All carpets included in the sale
All light fittings included in sale
All blinds included in the sale
All electrical appliances included the sale as a per kitchen description
Gas boiler serviced in 2013. It will be serviced prior to sell closing

FEATURES EXTERNAL:

PVC double-glazed windows
PVC fascia and soffits
Maintenance-free exterior
Mature, landscaped garden
Side gate
Shed

SQUARE FOOTAGE: C 75sqm / 807.29sqft

HOW OLD IS THE PROPERTY: Built in 1979

BACK GARDEN ORIENTATION: Easterly

BER RATING: D1 - 253.52 kWh/m²/yr

BER NUMBER: 108746835

SERVICES: Mains water, mains sewerage

HEATING SYSTEM: Natural 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**

