

**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**

**18 Priory Drive, St. Raphael's Manor, Celbridge, Co. Kildare. W23 F627.**



"Circle of Legends" & Award winning International REMAX Agent for over 22 years, Team Lorraine Mulligan of RE/MAX Results welcomes you to a delightful 3-bedroom semi-detached home. This home is situated in a serene cul-de-sac and is an ideal opportunity for a growing family to enjoy this fabulous home and to create their own oasis. All rooms are bright, airy and well-proportioned, offering ample space for a growing family.

**Offers in Excess of €435,000**



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](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

**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**



#### DOWNSTAIRS ACCOMMODATION:

##### KITCHEN/ DINING AREA: 5.48m x 2.6m

Spotlight, light fitting, blind, cream shaker kitchen units, counter tops, cream floor tiles, oven, hob, extractor fan, door leading to garden.

##### DINING ROOM: 3.64m x 2.52m

Light fitting, centre rose, coving, semi solid wooden floor, sliding doors leading to garden.

##### LIVING ROOM: 4.92m x 3.38m

Centre rose, coving, light fitting, blind, curtains, semi solid wooden floor, feature gas fireplace, t.v. point, internet connection.

##### GUEST WC:

Light fitting, W.C., wash hand basin, extractor fan, wall tiles, floor tiles.

##### HALLWAY:

Coving, centre rose, light fitting, recess stairs lights, semi solid wooden floor, newly laid carpet on stairs, under stairs storage.

#### UPSTAIRS ACCOMMODATION:

##### LANDING:

Light fitting, wooden floor, hot press with shelving and dual immersion, attic access, attic partially floored.

##### BEDROOM 1: 3.83m x 3.26m

Light fitting, convenience lighting under fitted wardrobes, blackout blind, fitted wardrobes, wooden floors.

##### ENSUITE:

Light fitting, wall tiling, floor tiling, W.C., W.H.B, built in storage unit, electric shower triton T90Sr.

##### BEDROOM 2: 3.m x 2.74m

Light fitting, blinds, curtains, fitted wardrobes, features a bay window, wooden floors.

##### BEDROOM 3: 2.76m x 2.43m

Light fitting, fitted wardrobes and shelving unit for ample storage, black out blind, wooden floors.

##### BATHROOM: 2.78m x 1.95m

Light fitting, extractor fan, wall tiling, floor tiling, W.C., W.H.B., vanity unit, mirror bath, shower.



#### FEATURES INTERNAL:

All blinds included in sale

All curtains included in the sale

All light fittings included in sale

All kitchen appliances included in the sale as listed in the kitchen section

Wired for alarm

Semi solid internal doors

Glow Worm Gas boiler upgraded 2018

Freshly painted for market

Property fully alarmed

#### FEATURES EXTERNAL:

PVC double glazed windows

Barna shed (New Roof)

Outside tap

Garden pond

Outside lights

Mature gardens

Property located in a quiet cul de sac

Low maintenance front and back gardens

Off street parking to the front

Raised flower beds

Newly erected front and back walls

SQUARE FOOTAGE: 93sqm / 1001sqft

HOW OLD IS THE PROPERTY: Built in C.1998

BACK GARDEN ORIENTATION: North west

BER RATING: C3 - 224.41 kWh/m<sup>2</sup>/yr

BER NUMBER: 101875599

EMISSIONS INDICATOR: 39.82 kgCO<sub>2</sub> /m<sup>2</sup>/yr

SERVICES: Mains water, mains sewage.

HEATING SYSTEM: Gas fired central heating.

HOW OLD IS THE BOILER: 2018

HOUSE STATUS: Owner occupied

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**

