

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

5 Forest Park, Leixlip, Co. Kildare. W23 A6D3.



“Circle of Legends” & Award-Winning International REMAX Agent for over 22 years, Team Lorraine Mulligan of RE/MAX Results proudly presents this delightful 4-bedroom semi-detached home with playroom/office, utility room and ground floor shower room in the highly sought-after development of Forest Park, Leixlip.

Offers in Excess of €380,000



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
 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
 VAT No. IE 9669142H Registered in Ireland No: 446829 PSRA Licence No: 002196

DOWNSTAIRS ACCOMMODATION

KITCHEN: 3.63m x 5.72m
Light fitting backsplash, Coving, ceramic tiles on the floor, grey kitchen units, work tops, washing machine, cooker, French doors leading to garden.

UTILITY ROOM: 3.58m x 2.1m
Panama Pine ceiling. light fitting, a rear access to garden fridge freezer.

LIVING ROOM: 5.1m x 3.67m
Light fitting coving, solid wooden floors, curtains, window coverings, feature fireplace with feature surround and back boiler.

GROUND FLOOR SHOWER ROOM:
Light fitting, wall and floor tilles W.C., wash hand basin, electric shower Triton T90x.

HALLWAY:
Light fitting. ceramic tiles, under stairs storage, carpet on the stairs.

PLAYROOM/ OFFICE: 4.17m x 2.1m
Panama pine ceiling, light fitting, attic access, front door, solid wooden floor.

UPSTAIRS ACCOMMODATION

LANDING:
Light fitting, attic access, carpet, hot press with duel immersion and shelving.

BEDROOM 1: 4.6m x2.4m
Light fitting, blind, curtains, wooden floors.

BEDROOM 2: 3.56m x 2.9m
Light fitting, window covering curtains, wooden floors.

BEDROOM 3: 3.33m x 2.76m
Light fitting, window covering curtains, wooden floors.

BEDROOM 4: 2.77m x 2.8m
Light fitting, fitted wardrobes, blinds?, curtains, wooden floor.

BATHROOM: 1.86m x 1.76m
Light fitting, wall tiling, floor tiling, W.C, W.H.B., shower over bath.



FEATURES INTERNAL:
All blinds included in sale
All light fittings included in sale
All curtains included in sale
All kitchen appliances included in the sale as listed in the kitchen section
Wired for alarm

FEATURES EXTERNAL:
PVC facia and soffits
South west facing
Double glazed windows
Outside lights
Low maintenance front and back gardens
Raised flower beds
Off street parking for two to the front

SQUARE FOOTAGE: 127.4 sqm / 1371 sqft

HOW OLD IS THE PROPERTY: C. 40 years

BACK GARDEN ORIENTATION: South west facing.

BER RATING: C2 - 191.99 kWh/m²/yr

BER NUMBER: 118569029

EMISSIONS INDICATOR: 45.82 kgCO₂ /m²/yr

SERVICES: Mains water, mains sewage.

HEATING SYSTEM: Oil 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**

