

**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

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**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**

**Caislean Na Ri, Rathcore, Co. Meath. A83 DX71.**



Welcome to Caislean Na Ri, Rathcore, Co. Meath. This is truly the epitome of luxury living in Rathcore, Enfield, Co. Meath! This very special residence that spans to a C. 2,580sqft/C. 240sqm and is very deceptive from the front exterior. This is a 4-bedroom detached dormer style residence, and this home is a true masterpiece, situated on a captivating C. 1 acre elevated site, offering breathtaking panoramic views of the surrounding countryside.

**Offers in Excess of €569,950**



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RE/MAX National No.1 Top Selling Agent & Office 2007-2017  
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## ACCOMMODATION

### DOWNSTAIRS ACCOMMODATION

**KITCHEN:** 6.55m x 5.50m

Recessed lights, light fitting, high quality Walnut high quality fitted kitchen with wall and base units, granite work tops. Neff 5 plate electric hob, Neff double oven, Elica extractor fan, Neff microwave, integrated coffee machine, Amana American style double door integrated fridge freezer, area fully plumbed, Fisher & Paykel double drawer dishwasher, partly wooden floor/high glazed, floor tiling in the kitchen area.

**UTILITY ROOM:** 5.40m x 2.60m

Light fitting, Walnut fitted units and shelves, stainless steel sink, are fully plumbed, storage, laundry chute, hot press with an immersion, door leading to side garden, high glazed floor tiles.

**DINING (OPEN PLAN):**

Light fitting, recessed lights, wall lights, curtains, blinds, ceramic tiles, double doors leading to the garden.

**SUNROOM:** (L Shaped) 10.80m x 9.90m

Wooden ceiling, recessed lights, wall lights, light fittings, Roman blinds, curtains, fitted seating area, French double doors leading to the back garden, ceramic tiles.

**HALLWAY:** 8.10m x 4.10m

Recessed lights, blind, understairs storage, wooden floor in the hallway and on the stairway, alarm key panel.

**GUEST SHOWER:** 2.90m x 1.57m

Light fitting, extractor fan, Roman blinds, Designer sanitary ware. W.C., high-quality glass sink, W.H.B. shower, heated towel rail, wall tiling, floor tiling.

**SITTING ROOM:** 6.34m x 4.20

Light fitting, wall lights, blinds, wooden floor, TV point.

**OFFICE/BEDROOM 4/PLAYROOM:** 4.12m x 3.45m

Light fitting, Roman blinds, wooden floor.

**BEDROOM 3:** 3.90m x 2.34m

Light fitting, Roman blind, wooden floor.

### UPSTAIRS ACCOMMODATION

**BEDROOM 1:** 8.90m x 6.70m

Recessed lights, wooden floor, walk in wardrobe, wooden floor.

**ENSUITE:** 3.64m x 3.06m

Light fitting, extractor fan, designer sanitary ware. W.C., high-quality glass sink, W.H.B. shower plumbed, heated towel rail, wall tiling, floor tiling.

**BEDROOM 2:** 4.20m x 4.06m

Light fitting, recessed shelving, wooden floor.

**BATHROOM:** 2.50m x 2.14m

Recessed lights, designer sanitary ware, sink with vanity unit, storage, extractor fan, wall-mounted heated towel rail, W.C., W.H.B., shower



over bath, wall tiles, floor tiles.

**UPSTAIRS ADDITIONAL ROOM:** 5.91m x 3.54m

Recessed lights, curtains and wooden floor.

**LANDING:** 4.7m x 4.32m

Recessed lights, light fitting, wooden floor.

**LARGE DETACHED GARAGE:** 14m x 4.7m

Light fittings, electrics, gym area, storage area, kitchen area fully plumbed, shower room, stairs leading to a large space upstairs.

### FEATURES INTERNAL:

All light fittings included in sale (Except downstairs office/bedroom 4 light fitting)

All blinds included in sale

All curtains included in sale

Expensive designer fitted kitchen

Granite work tops

All kitchen appliances included in sale as per kitchen section of this brochure

Spacious family home

Stunning home and an amazing interior

Extremely expensive and luxurious internal extras with no money spared

Fully alarmed

Stunning wooden floors

Wired for surround sound

### FEATURES EXTERNAL:

Double glazed windows

PVC fascia & soffit

Maintenance free exterior

Outside tap

Outside lights

Front and back garden not over looked

Elevated site

Gravel sweeping driveway

Large double garage with a loft area upstairs suitable for multiple uses subject to the relevant planning permission

Large front back and side gardens with vehicular access

Boundary clearly defined

**SQUARE FOOTAGE:** C. 2,580sqft/C. 240sqm

**HOW OLD IS THE PROPERTY:** Under 20 years old

**BACK GARDEN ORIENTATION:** South West Facing

**BER RATING:** B3 (130.84 kWh/m<sup>2</sup>/yr)

**BER NUMBER:** 116573130

**SERVICES:** Private well and puraflo system

**HEATING SYSTEM:** Oil fired central heating.

