

**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**

**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**

**78 Thornhill Gardens, Celbridge, Co. Kildare. W23R684.**



Award winning Auctioneering Team for over 20 years, Team Lorraine Mulligan of RE/MAX Results welcomes you to this charming three-bedroom, semi-detached home in Celbridge that is a testament to the care and attention bestowed upon it by its current owners. Nestled in a tranquil residential neighbourhood, this property exudes warmth and character, making it an ideal family home. Upon entering the property, you are greeted by a welcoming hallway that leads to the main living areas.

**Offers in Excess of €360,000**



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

## ACCOMMODATION

**KITCHEN:** 3.4m x 5.1m

Light fitting, high quality ivory kitchen, tiled splashback area, stainless steel sink, area fully plumbed, integrated fridge freezer, integrated dishwasher, oven, hob, cooker, extractor fan, door leading to garden area, porcelain tiles.

**GUEST WC:**

Light fitting, W.C., W.H.B., wall tiles, floor tiles.

**SITTING ROOM:** 4.4m x 3.3m

Coving, light fitting, wall lights, feature fireplace with a wrought iron inset and polished hearth, back boiler, curtains, blinds, wooden floor, t.v. point, phone point.

**HALLWAY:**

Coving, light fitting, downstairs storage, porcelain tiles, phone point.

**LANDING:**

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

**BEDROOM 1:** 3.5m x 2.9m

Light fitting, fitted wardrobes, curtains, wooden floor.

**BEDROOM 2:** 3.1m x 3.1m

Light fitting, fitted wardrobes, curtains, wooden floor.

**BEDROOM 3:** 2.5m x 2.2m

Light fitting, fitted wardrobes, curtains, wooden floor.

**BATHROOM:**

Light fitting, wall tiling, floor tiling, W.C., W.H.B., electric Triton Aspirante shower, T90sr shower, bath.

**GARDEN ROOM/UTILITY/STORAGE:** 2.4m x 5.9m

Light fitting, area fully plumbed, washer/dryer machine, ceramic tiles, wooden floor, W.H.B., G.W.C., door leading to rear garden.



## FEATURES INTERNAL:

- All curtains & carpets included in the sale
- All blinds included in sale
- All light fittings included in sale
- Property fully alarmed
- Renovated kitchen 2017
- Renovated bathroom 2018
- New oven and hob.
- All kitchen appliances included in the sale

## FEATURES EXTERNAL:

- PVC double glazed windows
- PVC fascia & soffit on garden rom
- Outside light
- Security lights
- Low maintenance gardens
- Side gate
- Property located in a quiet cul de sac
- Property not overlooked
- Block built shed

**SQUARE FOOTAGE:** 85sqm / 914sqft

**HOW OLD IS THE PROPERTY:** C. 1985

**BACK GARDEN ORIENTATION:** South

**BER RATING:** C3 - 203.74 kWh/m<sup>2</sup>/yr

**BER NUMBER:** 116936360

**SERVICES:** Mains water, mains sewerage

**HEATING SYSTEM:** Solid fuel, oil fired central heating.

**RE/MAX NATIONAL TOP SELLING & LETTING AGENT**  
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**

