

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**

394 Ballyoulster Park, Celbridge, Co. Kildare. W23P702.



Award winning International REMAX Agent, Team Lorraine Mulligan of RE/MAX Results welcomes you to this beautifully extended and modernized 4 bed semi-detached bungalow which is located in a quiet and exclusive development on the Dublin side of Celbridge in Ballyoulster, Celbridge, Co. Kildare. The property offers a contemporary and stylish living space, perfect for those seeking a comfortable and luxurious home.

Offers in Excess of €499,950



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

ACCOMMODATION

KITCHEN/DINING AREA: 5.45M X 3.22M

Recessed lights, Velux windows for extra light, high-quality designer fitted kitchen with ample wall and base units, worktops, sink, oven, hob, integrated dishwasher, integrated fridge, freezer, area fully plumbed, blinds, porcelain high gloss floor tiles, blind.

UTILITY ROOM: 3.16M X 1.41M

Light fitting fitted wall and base units, worktops, area fully plumbed, blind, tiles on the floor, fuse box.

SITTING ROOM: 4.72M X 3.84M

Coving, centre rose, light fitting, feature fireplace with a wrought iron inset and polished hearth, blind, curtains, wooden floor, t.v. point.

BATHROOM: 3.13M X 2.00M

Light fitting, blind, W.C., W.H.B., shower, bath, wall tiles, floor tiles.

HALLWAY: 15.59M X 1.08M

Coving, light fitting, fuse box, wooden floor in the hallway, smoke alarm, access to attic.

BEDROOM 1: 5.62M X 4.19M

Coving, centre rose, light fitting, fitted wardrobes, blind, curtains, wooden floor.

ENSUITE: 1.92M X 1.15M

Light fitting, W.C., W.H.B., shaving light, shower, extractor fan, wall tiling, floor tiling.

BEDROOM 2: 4.30M X 2.96M

Coving, light fitting, Velux windows, wooden floor.

BEDROOM 3: 3.58M X 3.12M

Coving, blind, curtains, wooden floor.

BEDROOM 4: 3.53M X 2.68M

Light fitting, curtain, blinds, wooden floor.



FEATURES INTERNAL:

- Stunning extended home
- Breath taking interior
- Modern home with a mixture of the new and the old
- All light fittings included in sale
- All curtains and blinds included in the sale
- Upgraded kitchen
- Upgraded sanitary ware
- Large master bedroom having an ensuite
- Spacious bedrooms
- Turnkey condition
- Excellent condition

FEATURES EXTERNAL:

- Double glazed windows
- Outside tap
- Outside lights
- Landscaped mature gardens
- Side gate
- Property not overlooked to the front
- Back and front gardens
- Pretty front garden with off street parking
- Huge potential with this superb property

SQUARE FOOTAGE: C. 1,603 sqft / C.149.93 sqm.

HOW OLD IS THE PROPERTY: Original house built in 1948 and then extended

BACK GARDEN ORIENTATION: East facing back garden.

BER RATING: C2 - 189.23 kWh/m²/yr

BER NUMBER: 116908633

CARBON DIOXIDE EMISSIONS INDICATOR: 42.04 kgCO₂ /m²/yr

SERVICES: Mains water.

HEATING SYSTEM: 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**

