

**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**

**151 Griffin Rath Hall, Maynooth, Co. Kildare. W23 V6H2.**



Award winning Auctioneering Team for over 20 years, Team Lorraine Mulligan of RE/MAX Results welcomes you to this wonderful 5 bedroom detached family home located at 151 Griffin Rath Hall Maynooth. This is a superb home and is ideal for a growing family. Griffin Rath Manor is a family orientated development with a great sense of community spirit. Accommodation briefly comprises of 5 double bedrooms both the primary and second bedrooms are ensuite.

**Offers in Excess of €690,000**



**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](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 L SHAPED: 4.6m x 6.4m x 2.9m

Spotlights, high quality Cherry shaker kitchen, tiled splashback area, stainless steel sink, quartz worktops, area fully plumbed, American fridge freezer, integrated dishwasher, five ring gas hob double oven, extractor fan, wine rack, drinks fridge, French double doors leading to garden area, ceramic tiles, solid wooden floor.

### UTILITY:

Light fitting, fitted units, stainless sink, tiled splash back area, area fully plumbed, Miele washing machine, dryer, ceramic tiles, back door leading to garden area, central vacuum system.

### GUEST WC:

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

SITTING ROOM: 4.1m x 4.7m

Recessed lighting, gas feature fireplace with a wrought iron inset and polished hearth, features a bay window, blinds, carpet, solid wooden floor, t.v. point, phone point.

DINING ROOM/ FAMILY ROOM: 3.6m x 4.7m:

Recessed lighting, blinds, solid wooden floors, double doors leading to both kitchen and living room features a bay window, t.v. point, phone point.

PLAYROOM/ OFFICE: 5.5m x 3.13m

Recessed lighting, blinds, wooden floor, t.v. point, phone point.

### HALLWAY:

Recessed lights, light fitting, downstairs storage, solid wooden floor, phone point.

### LANDING:

Recessed lights, hot press with immersion and shelving, solid wooden floor, sky light, attic access, attic partially floored, folding attic stairs.

BEDROOM 1: 3.1m x 4m

Recessed lights, Slide robes, bay window, blind, solid wooden floor, t.v. point, phone point.

### ENSUITE:

Recessed lights, extractor fan, shaving light and socket, wall tiling, floor tiling, W.C., W.H.B., shower.

BEDROOM 2: 3.9m x 3.7m

Light fitting, blind, solid wooden floor, t.v. point, phone point.

### ENSUITE:

Light fitting, extractor fan, wall tiling, floor tiling, W.C., W.H.B., heated towel rail, shower.

BEDROOM 3: 4.5m x 3.4m

Light fitting, fitted wardrobes, blind, curtains, solid wooden floor, t.v. point, phone point, attic access with folding stairs.



BEDROOM 4: 3.4m x 3.6m

Light fitting, blind, solid wooden floor.

BEDROOM 5: 3m x 3.9m

Recessed lights, blind, wooden floor.

BATHROOM: 2.6m x 1.8m

Recessed lights, extractor fan, shaving light and socket, wall tiling, floor tiling, W.C., W.H.B., shower, bath.

### FEATURES INTERNAL:

- All curtains & carpets included in the sale
- All blinds included in sale
- All white goods included in the sale
- Property fully alarmed
- Solid wooden floors throughout

### FEATURES EXTERNAL:

- Teak double glazed windows
- PVC fascia & soffit
- Maintenance free exterior
- Outside tap
- Outside light
- Barbecue area
- Large decking area
- Cobble lock driveway
- Landscaped mature gardens
- Raised flower beds
- Large Side entrance
- Property located in a quiet cul de sac
- Property not overlooked to the rear
- Shed

SQUARE FOOTAGE: 221sqm / 2378 sqft

HOW OLD IS THE PROPERTY: Built in C. 2006

BACK GARDEN ORIENTATION: South West

BER RATING: C2 – 180.55 kWh/m<sup>2</sup>/yr

BER NUMBER: 108798448

SERVICES: Mains water, mains sewerage.

HEATING SYSTEM: Natural gas.

**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**

