

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

383 Ballyoulster, Celbridge, Co. Kildare. W23 CK88.



Presenting an exceptional opportunity in the highly coveted location of Ballyoulster, Celbridge, Co. Kildare, this magnificent two-storey 4 bed semi-detached property epitomizes spacious and comfortable family living. Boasting a very attractive, and immaculate interior along with a stunningly manicured front, back and side garden bursting with trees, colourful flowers and shrubs, this home truly has it all.

Offers in Excess of €645,000



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

DOWNSTAIRS ACCOMMODATION

ENTRANCE HALLWAY TO THE SIDE: 3.06M X 1.27M
Recessed lights, polished porcelain tiles in the hallway.

KITCHEN/DINING AREA: 7.33M X 3.70M

Coving, recessed lights, light fitting, high quality cream fitted kitchen with wall and base units with brushed steel chrome handles, chrome extractor hood, electric ceramic hob, double oven quartz worktops, stainless steel sink, area fully plumbed, integrated dishwasher, woodburning stove, polished porcelain floor tiles blind, arch way to living room/dining room.

LIVING ROOM/DINING ROOM: 6.91M X 3.71M

Coving, centre rose, light fitting, wall lights, wall mount electric flame effect fire, curtains, double doors leading to the decked and garden area, wooden floor, television point, arch way leading to the kitchen area.

SITTING ROOM/DOWNSTAIRS BEDROOM: 4.83M X 2.97M

Coving, light fitting, blinds, curtains, wooden floor, brick feature open fireplace, television point.

OFFICE /READING ROOM OVERLOOKING THE FRONT GARDEN:
3.11M X 2.55M

Light fitting, wooden parquet floor.

BATHROOM: 2.54M X 1.71M

Light fitting, extractor fan, W.C., W.H.B., shower with glass shower doors, wall tiles, floor tiles, blind curtains.

HALLWAY: 6.98M X 2.04M

Coving, light fitting, wooden floor in hallway and carpet on stairwell, under the stair's storage, hot press located under stairs.

UPSTAIRS ACCOMMODATION

LANDNG: 3.98M X 1.78M

Light fitting, carpet, smoke alarm, storage panel.

BEDROOM 1: 4.31M X 3.14M

Light fitting, fitted wardrobes, blinds, wooden floor.

BEDROOM 2: 4.21M X 3.87M

Light fitting, wooden floor.

BEDROOM 3: 4.22M X 3.85M

Light fitting, curtains, fitted wardrobes, wooden floor.

STORE ROOM: 2.97M X 1.92M

Light fitting, fitted wardrobes, window seat with storage, curtains, wooden floor.

SHOWER ROOM: 1.74M X 1.46M

Recessed lights, W.C., W.H.B., with glass shower doors, electric `Triton` T90sr shower, wall tiling, floor tiling.

BLOCK SHED: 5.65M x 3.37M

With electrics.



FEATURES INTERNAL:

- Stunning extended home
- Breath taking interior
- Modern home with a mixture of the new and the old.
- This home has got great character and a great feel to it
- All light fittings included in sale
- All curtains and blinds included in the sale
- Upgraded kitchen
- Upgraded sanitary ware
- Home has a living room and a sitting room
- 4/5 bedrooms
- Downstairs playroom/reading room/home office
- Turnkey and immaculate condition

FEATURES EXTERNAL:

- Double glazed windows
- Outside tap
- Outside lights
- Landscaped mature gardens
- Front gate
- Vehicular access right down the side
- Property not overlooked to the front or directly to the back
- Large back garden and side
- Pretty front garden with off street parking
- Huge potential with this superb property
- Decked area
- Patio area
- Attractive block shed to the side of the house useful for multiple uses subject of course to the relevant PP.
- Barna garden shed
- Bin store area
- Gravel driveway to one side of the property.
- One side of the back garden dived up via wooden fencing for the lawn and flower bed areas.
- Area of garden to rear fenced off for vegetable garden.

SQUARE FOOTAGE: C. 1,722sqft / C.160sqm.

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

BACK GARDEN ORIENTATION: Northwest facing back garden.

BER RATING: D2 - 297.91 kWh/m²/yr

BER NUMBER: 117120923

CARBON DIOXIDE EMISSIONS INDICATOR: 74.92kgCO₂ /m²/yr

SERVICES: Mains water and mains sewerage.

HEATING SYSTEM: Solid fuel and 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**

