

**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**

**26 Ballygoran Court, Celbridge, Co. Kildare. W23 P400.**



Award winning Auctioneering Team for over 20 years, Team Lorraine Mulligan of RE/MAX Results welcomes you to this wonderful 4 bed detached family home with sunroom extension. This home is an ideal home for a growing family and fills the needs of everyone. From the moment you enter the home you are greeted with warmth and the knowledge that its current owners have lovingly cared for this home and have enhanced its features.

**Offers in Excess of €595,000**



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



## ACCOMMODATION

### KITCHEN: 6M X 3.7M

Light fitting, velux windows, spot lights, high quality shaker kitchen, tiled splashback area, sink, area fully plumbed, fridge freezer, dishwasher, microwave, five ring gas cooker, extractor fan, island unit, French doors leading to garden area, ceramic tiles.

### DINING AREA: 3.6M X 3.1M

Centre rose, light fitting, ceramic tiles, leading to sunroom.

### SUNROOM/ EXTENSION: 5.5M X 3.3M

Recessed lighting, blinds, ceramic tiles, French doors leading to garden area.

### UTILITY:

Light fitting, washing machine, dryer, area fully plumbed, ceramic tiles.

### GUEST WC:

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

### SITTING ROOM: 4.8M X 3.5M

Coving, centre rose, light fitting, wall lights, dado rail, gas feature fireplace with a wrought iron inset and polished hearth, roman blinds, blinds, wooden floor, t.v. point, phone point.

### PLAYROOM/BEDROM 5: 3.87M X 2.3M

Coving, centre rose, light fitting, curtains, blinds, wooden floor, t.v. point, phone point.

### HALLWAY:

Coving, centre rose, light fitting, wooden floor, radiator cabinet, phone point.

### LANDING:

Coving, centre rose, light fitting, hot press with immersion and shelving, dado rail, carpet, roman blinds, blinds, attic access, attic partially floored.

### BEDROOM 1: 4M X 3.5M

Light fitting, fitted wardrobes, blind, curtains, wooden floor, t.v. point, phone point.

### ENSUITE:

Light fitting, wall tiling, floor tiling, W.C., W.H.B., pump shower.

### BEDROOM 2: 3M X 5.4M

Light fitting, fitted wardrobes, blind, curtains, wooden floor.

### BEDROOM 3: 3.6M X 2.5M

Light fitting, fitted wardrobes, blind, curtains, wooden floor.

### BEDROOM 4: 3.1M X 3M

Light fitting, fitted wardrobes, blind, curtains, wooden floor.

### BATHROOM: 1.65M X 2.3M

Light fitting, wall tiling, floor tiling, floor covering, W.C., W.H.B., pump shower, bath.



## FEATURES INTERNAL:

- All curtains & carpets included in the sale
- All blinds included in sale
- All light fittings included in sale
- All kitchen appliances
- Flooring in hall and living room 12 months old
- Front door 12 months old
- Gas boiler 2 years old
- Extension 2005
- Property fully alarmed

## FEATURES EXTERNAL:

- PVC double glazed windows
- PVC fascia & soffit
- Outside tap
- Outside light
- Landscaped mature gardens
- Raised flower beds
- Side gates
- Property located in a quiet cul de sac
- Property not overlooked
- Barna shed
- Parking for minimum 2 cars

SQUARE FOOTAGE: 163 sqm / 1754 sqft

HOW OLD IS THE PROPERTY: Built in C.1995

BACK GARDEN ORIENTATION: South

BER RATING: C3 - 205.14 kWh/m<sup>2</sup>/yr

BER NUMBER: 111687869

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**

