

**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**

**75 Beatty Grove, Celbridge, Co. Kildare. W23 X654.**



Award winning International REMAX Agent, Team Lorraine Mulligan of RE/MAX Results welcomes you to 75, Beatty Grove. This is a very impressive 4/5 bed detached home with a block shed to the rear (which could also be used as a granny flat, gym, games room, home office subject of course to the relevant planning permission). This is very special residence as it is located in a small cul de sac of only 4 other detached prestigious properties that overlook a large green area.

**Offers in Excess of €560,000**



Main Street, Celbridge, Co. Kildare  
 Tel: 01 6272770  
 Fax: 01 6272720

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 Tel: 01 6283660  
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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

## DOWNSTAIRS ACCOMMODATION

PORCH: 2.07m x 1.77m

Light fitting, ceramic tiles.

KITCHEN: 6.45m x 3.50m

Recessed lights, fitted kitchen with base and wall units, work tops, island unit, area fully plumbed, Belfast sink, oven, extractor fan, hob, oven, dishwasher, fridge/freezer, fitted wall dresser, radiator cover, tiled flooring, back door leading to the large side entrance.

UTILITY ROOM:

Light fitting, stainless steel sink, area fully plumbed, washing machine, tumble dryer, work top, floor tiling.

DINING AREA: 3.57m x 3.51m

Coving, centre rose, light fitting, radiator cover, wooden flooring, French double doors leading to the back garden, archway leading to the sitting room.

SITTING ROOM: 4.89m x 3.51m

Coving, centre rose, wall lights, dado rail, mahogany feature fireplace with an open fireplace, blinds, wooden floor, television point, arch way leading to the dining area.

HALLWAY: 4.95m x 1.57m

Coving, centre rose, light fitting, radiator cover, wooden floor, new carpet on stairs.

GUEST W.C.: 1.75m x 0.95m

Light fitting, wall tiles, floor tiles, W.C., W.H.B., alarm key panel.

PLAYROOM/STUDY/BEDROOM 5: 3.70m x 2.36m

Blind, wooden floors.

## UPSTAIRS ACCOMMODATION

BEDROOM 1: 3.97m x 2.95m

Light fitting, fitted wardrobes, vanity unit, wooden floor.

ENSUITE: 2.46m x .80m

Wall tiling, floor tiling, wall tiling, W.C., W.H.B., electric Triton T90z electric shower.

BEDROOM 2: 3.47m x 2.97m

Light fitting, blind, fitted wardrobes, vanity unit, wooden floor.

BEDROOM 3: 3.81m x 3.13m

Light fitting, fitted wardrobe, wooden floor.

BEDROOM 4: 3.01m x 2.99m

Blind, fitted Slide robe wardrobe, wooden floor.

BATHROOM: 3.27m x 1.68m

W.C., W.H.B., pumped shower over bath, wall and floor tiles.

LANDING: 4.05m x 1.79m

Access to attic, pull down attic stairs, new carpet on landing.



## FEATURES INTERNAL:

Super spacious family home  
Huge potential  
Large open kitchen/dining area  
Utility room  
4 large double bedrooms  
Playroom/home office/downstairs bedroom downstairs  
New carpet on stairwell and landing

## FEATURES EXTERNAL:

Block shed to the rear 5.83m x 2.59m with electrics and oil burner  
PVC double glazed windows  
PVC fascia & soffit  
Outside tap  
Outside lights  
Front garden with off street parking  
Maintenance free back garden with PVC grass  
Raised flower beds  
Patio area  
Driveway to the front for off street parking  
Large side entrance and pedestrian side entrance  
Side gates  
Property located in a quiet cul de sac to the front  
Property overlooks a large green area  
Block shed to the rear

SQUARE FOOTAGE: C.1,500 sqft/C.139qm

HOW OLD IS THE HOUSE?: Under 30 years approx

BACK GARDEN ORIENTATION: East facing

SERVICES: Mains water and mains sewerage.

HEATING SYSTEM: Oil fired central heating and solid fuel.

BER RATING: D1 – 240.54 kWh/m<sup>2</sup>/yr

BER NUMBER: 117211540

THE ABOVE PARTICULARS ARE ISSUED BY TEAM LORRAINE MULLIGAN LTD AND RE/MAX RESULTS 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.

**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**

