

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

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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**

Goodwood Lodge, Tuckmilltown, Straffan, Co. Kildare. W23 C623.



Located on a stunning C.1-acre site, this exceptional residence offers the ultimate in privacy and tranquility yet is just a short distance from the amenities and attractions of Straffan and beyond. With its unparalleled combination of luxury, space, and style, this magnificent family home represents the epitome of refined living in one of Co. Kildare's and Ireland's most highly sought after addresses.

Offers in Excess of €950,000



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

ENTRANCE VESTIBULE: (Open Plan)

Impressive entrance hallway with a polished porcelain tiles, arch way leading to stunning open plan garden room.

SITTING ROOM: (DUAL ASPECT) 5.60m x 5.54M

Coving, center rose, recessed lighting, opulent natural stone feature open fireplace with quartz and granite surround, dual aspect custom built integrated garden window seat overlooking the back garden, hardwood oak floors, TV point, custom made arched double doors with glass panels leading to the entrance vestibule.

ARCHITECTURALLY DESIGNED GARDEN ROOM: 6.8M X 3.99M

Molded coving, recessed lights, light fitting, flood lite floor to ceiling windows blending the interior of home with the south facing private back garden, a raised stove fireplace (with integrated back boiler), a bespoke custom designed staircase finished with `Tipperary Crystal` toughened glass, solid mahogany steps and hand rail, stainless steel finish, hard wood oak flooring, archway leading to entrance vestibule.

KITCHEN: 5.25M X 4.70M

Coving, recessed lights, light fitting over breakfast bar, `Velux` window, high quality designer two tone fitted kitchen with ample wall and base units, generous sized island unit with under the counter, wine cooler and seating area. stone composite work tops, wine rack, stainless steel sink, integrated dishwasher, Large `Smeg` range oven with gas plates, chrome extractor fan, stainless steel splash back area, cream porcelain tiles, double doors leading to the dining room/sunroom area.

DINING ROOM/SUNROOM: (Semicircular design) 4.41M X 3.90M

Cedar wood vaulted ceiling with `Velux` windows, wall lights, `Roman` blinds, hard wood oak wooden floors, French door leading to the patio and garden area, double doors leading to the kitchen.

UTILITY ROOM: 2.82M X 1.68M

Light fitting, fitted wall and floor units, area plumbed for washing machine, stainless steel sink, polished porcelain tiles.

GUEST W.C: 2.00M X 1.54M

Light Fitting, W.C., W.H.B., shower with an electric `Triton` shower and glass shower doors, wall to ceiling tiles, `Roman` blind, heated towel rail.

BACK HALLWAY: 1.20M X 3.30M

Light fitting, porcelain tiled flooring, back door leading to patio and garden area.

HOME OFFICE: 3.24M X 1.85M

Recessed lights fitted storage units, custom designed fixed office desk, shelving units, blind, hardwood oak floor.

FAMILY ROOM/LOUNGE: 6.49M X 3.58M

Coving, center rose, light fitting, recessed lights, recessed integrated fuel stove with `Liscannon` stone surround, blinds, solid hardwood oak wooden floors, television point.

STORE ROOM: 3.31M X 3.30M

Coving, recessed lights, `Velux` windows, fitted wardrobe, solid hardwood oak.

ENSUITE: 3.05M X .90M

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

BEDROOM 4: 3.54M X 3.30M

Coving, centre rose, light fitting, blind, hardwood wooden flooring.



UPSTAIRS ACCOMMODATION

LANDING: 8.32M X 1.90M

Molded coving, recessed lights, `Roman` blind, access to the attic, walk in hot press with double shelving units for laundry, hardwood oak flooring.

BEDROOM 1: 4.72M X 4.24M

Recessed lights, dual aspect custom built integrated garden window seat overlooking the back garden, hardwood oak flooring, 2 x walk in wardrobes (2.49m x 2.37m & 2.37m x 1.52m), hardwood oak flooring.

ENSUITE: 2.38M X 2.08M

Recessed lights, wall lights, W.C., W.H.B, heated towel rail, floor tiling, wall tiling, `Velux` window`.

BEDROOM 2: (Dual Aspect) 6.04M X 3.86M

Light fitting, `Velux` window, side storage units, integrated office desk, and shelf area, usb points, blinds, hardwood oak flooring.

BEDROOM 3: (Dual Aspect) 5.39M X 3.35M

Light fitting, `Velux` window, blind, hardwood oak flooring

BATHROOM: 3.60M X 1.91M

Recessed lighting, `Roman` blind, W.C., `His and Hers` W.H.B., mirror, wall vanity lights, sunken bath, heated towel rail, wall, and floor tiles.

FEATURES INTERNAL:

Enjoys a brilliant B3 BER rating
Excellent fibre broadband connection (with speeds of up to 1GB)
All blinds included in the sale
All light fittings included in sale
`Smeg` cooker, integrated dishwasher included in sale.
High speed broadband Availability
Beautifully designed home
Exquisite extras
Beautiful finishes
Custom designed stair case finished with `Tipperary Crystal` toughened glass
Hardwood oak flooring
Two solid fuel stoves
Fabulous layout and floor plan
Ash wood staircase
Solid Oak doors and skirting throughout

FEATURES EXTERNAL & GARDENS:

- PVC windows
- Landscaped gardens to front and rear
- Flower beds surrounding property with year-round planting and color
- Large, double detached garage suitable for many uses subject of course to the relevant planning permission
- Garden Tap
- Attractive stone Liscannon` patio area to the back
- Pergola style patio area to the front
- Private south facing sun drenched back garden
- Electric gates with remote access
- Granite stone railed entrance
- Outside lights
- Fully enclosed walled rear garden
- Clearly marked boundary area
- Stunning front and back gardens

BER RATING: B3-147.8 kWh/m2/yr

A2 potential according to the BER report.

