

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**

30 Priory Chase, St. Raphaels Manor, Celbridge, Co. Kildare. W23 AD78.



Award winning Auctioneering Team for the last 21years, Team Lorraine Mulligan of RE/MAX Results Celbridge & Lucan welcomes you to this exceptional and breath-taking four bed semi-detached home with an attic conversion. This superb family residence spans to a spacious C.1,450 sqft/C.135sqm with a spacious, safe and family friendly back garden that is not directly overlooked.

Offers in Excess of €549,950



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

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RE/MAX National No.1 Top Selling Agent & Office 2007-2017
 Lorraine Mulligan Ltd. T/A Team Lorraine Mulligan. Directors: Lorraine Mulligan, Lesley Kennedy
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ACCOMMODATION

DOWNSTAIRS ACCOMMODATION

HALLWAY: 4.66M X 1.97M
Coving, light fitting, carpet on stairwell, tiles floor in a hallway.

KITCHEN/DINING:
Recessed lights, blind, curtains, designer high quality new modern designer fitted kitchen with wall and base units, work top, attractive `Metro` style tiled splashback area, stainless-steel sink, splashback area integrated dishwasher, oven, 4 plate ceramic hob, extractor fan, integrated microwave, area fully plumbed, floor tiling, double sliding doors leading to the back garden area.

UTILITY ROOM: 2.33M X 1.46M
Light fitting, wall units, area fully plumbed, floor tiling, fuse box, door leading to the side garden area.

SITTING ROOM: 4.37M X 3.74M
Coving, light fitting, feature fireplace and a polished hearth, coal effect gas fire, features a bay window, curtains, wooden floor, TV point.

DINING ROOM: 4.35M X 2.96M
Coving, light fitting, wall lights, curtains, sliding patio doors leading to the back garden, archway leading to the sitting room, wooden floor.

GUEST W.C.:
Light Fitting, W.C., W.H.B. with vanity unit, mirror, wall tiles, floor tiles.

PLAYROOM/OFFICE/BEDROOM 5: 4.58M X 2.30M
Light fitting, curtain, wooden floor.

UPSTAIRS ACCOMMODATION

LANDING: 4.71M X 2.92M
Light fitting, stairs to attic, hot press with immersion and shelving, carpet.

BEDROOM 1: 4.01M X 2.64M
Light fitting, curtains, features a bay window, carpet.

ENSUITE: 2.05M X 1.77M
Recessed lights, W.C., W.H.B., with a vanity unit, shower with a `Rain Shower Head`, extractor fan, wall and floor tiles

BEDROOM 2: 3.95M X 2.86M
Light fitting, curtains, fitted wardrobes, carpet.

BEDROOM 3: 2.94M X 2.52M
Light fitting, curtains, fitted wardrobes, carpet.

STUDY: 2.57M X 1.74M
Light fitting, curtains, carpet.

UPGRADED BATHROOM: 1.81M X 1.70M
Recessed lights, W.C., W.H.B. with a vanity unit, bath with `Triton T90sr` shower unit over bath, fully tiled from floor to ceiling, heated towel rail.



ATTIC CONVERSION: 4.58M X 3.59M
Light fitting, VELUX windows, side storage panels, wooden floor.

ENSUITE 2: 3.02M X 0.88M
Light Fitting, W.C., W.H.B., shower, wall tiles, floor tiles.

FEATURES INTERNAL:
All curtains & carpets included in the sale
All light fittings included in sale
All appliances in kitchen as listed in the kitchen section of this virtual brochure
Stunning family home
Extremely spacious and bright
Superb kitchen with lots of storage
Upgraded bathrooms
Home enjoys an attic conversion

FEATURES EXTERNAL:
PVC double glazed windows
PVC fascia & soffit
Maintenance free exterior
Outside lights
Outside tap
Landscaped mature and very spacious gardens to the back
Stone patio area
Garden shed
Property located in a quiet cul de sac
Cobble lock driveway
Ample off street parking



RE/MAX NATIONAL TOP SELLING & LETTING AGENT
2023, 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**