

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

257 Crodaun Forest Park, Celbridge, Co. Kildare. W23 E025.



Award winning Auctioneering Team for over 21 years, Team Lorraine Mulligan of RE/MAX Results, welcomes you to this spacious and exquisite 4 bedroomed detached, B3 rated family home spanning to C.1945sq ft / C.180.68 sqm with a large and a very impressive, manicured back garden bursting with colour, and beauty. This very special home exudes elegance and spaciousness, offering a perfect blend of luxury and comfort for the discerning homeowner.

Offers in Excess of €599,950



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 Tel: 01 6272770
 Fax: 01 6272720

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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

DOWNSTAIRS ACCOMMODATION

KITCHEN / DINING AREA: 5.88M X 5.15M
Light fitting, blinds, high quality fitted kitchen unit with wall and base units, splashback area, double stainless-steel sink, area fully plumbed, integrated dishwasher, oven, integrated fridge, 5 plated gas hob, breakfast bar area, French style double doors leading to the garden area, floor tiles in the kitchen area and wooden floor in the dining area.

UTILITY: 2.69M X 2.21M
Light fitting, area fully plumbed, stainless-steel sink, area fully plumbed, washing machine, tumble dryer, fridge/freezer, fitted units, floor tiles.

GUEST WC: 1.92M X 1.24M
Coving, light fitting, W.C., W.H.B., mirror, floor tiles.

SITTING ROOM: 4.35M X 3.41M
Coving, recessed lighting, curtains, featured fireplace, coal effect gas fire, wooden floor.

LIVING ROOM: 5.44M X 3.98M
Coving, recessed lighting, curtains, wooden floor.

PLAYROOM/OFFICE: 2.91M X 2.88M
Light fitting, curtains, carpet, internet connection.

HALLWAY: 4.21M X 1.93M
Coving, recessed lighting, wooden floor, carpet on stairwells, fuse box.

UPSTAIRS ACCOMMODATION

LANDING: 3.30M X 3.30M
Coving, light fitting, airing cupboard, hot press with immersion and shelving, carpet.

BEDROOM 1: 4.92M x 4.68M
Recessed lighting, walk-in wardrobes, curtains, wooden floor.

WALK IN WARDROBE: 2.96M x 1.21M
Light fitting, fitted units, storage, carpet.

ENSUITE: 2.91M X 2.89M
Light fitting, W.C., W.H.B., rectangular wall-mounted illuminated mirror, 45/115cm shower tray, glass shower door, power shower, jet shower heads, extractor fan, wall tiling, floor tiling.

BEDROOM 2: 5.46M x 3.77M
Light fitting, recessed lights, storage, curtains, W.H.B, electric Triton T90xr shower, wooden floor.

BEDROOM 3: 3.21M x 2.96M
Light fitting, curtains, wooden floor.

BEDROOM 4: 3.21M x 2.44M
Light fitting, curtains, blind, fitted wardrobe, wooden floor.

BATHROOM: 2.93M x 2.48M
Light fittings, rectangular wall-mounted illuminated mirror, W.C., W.H.B., beautiful large oval luxury bath, power shower with glass shower doors, wall tiling, floor tiling, extractor fan.



FEATURES INTERNAL:
All light fittings
All blinds
All curtains
All kitchen appliances as per stated in the kitchen and utility section of this brochure
This home can be found in pristine condition and is a `turn key` home
Large bright kitchen
Stunning and spacious master bedroom with a walk-in wardrobe and ensuite
Porch to the front of the property

FEATURES EXTERNAL:
PVC double glazed windows
PVC fascia & soffit
Outside tap
Garden shed for storage
Outside lights
Security lights
Landscaped mature gardens
Raised flower beds
Side gate
Property located in a quiet cul de sac
Two decked areas
Mirror pool
Stunning selection of flowers, trees and scrubs
Very spacious back garden
Off street parking for safe and secure parking
Spacious driveway and can accommodate up to three cars
Brilliant, exclusive and peaceful development
Superb neighbours
Mature development with lots of green spaces and mature trees

Private gate access to the beautiful Castletown Demesne
Located on the `Dublin side` of Celbridge for fast access to the M4 motorway

SQUARE FOOTAGE: C.1945 sq ft / C.180.68 sqm

HOW OLD IS THE PROPERTY: 1985

BACK GARDEN ORIENTATION: North west

BER RATING: B3 - 130.06 kWh/m²/yr (A2) potential as per BER report

BER NUMBER: 109020651 - 24/05/2024

SERVICES: Mains water, mains sewerage.

HEATING SYSTEM: Solid fuel, back boiler, gas fired central heating.

DISCLAIMER. All information provided by the listing agent/broker is deemed reliable but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.

