

**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**

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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**

**9 Castlegrange Drive, Castaheany, Clonee, Dublin 15. D15FD2E.**



Welcomes to this fabulous two bedroomed terraced home with attic conversion and extended kitchen. There is no doubt that this home has been lovingly cared for by its current owners with lots of upgrades including triple glazing, composite front door, kitchen extension and attic conversion to name a few.

**Offers in Excess of €355,000**



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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

**KITCHEN:** 9.8m x 4m

Spotlights, wall lights, high quality kitchen, stainless steel sink, area fully plumbed, integrated fridge freezer, integrated dishwasher, double oven, hob, extractor fan, French doors patio door leading to garden area, doors leading to wooden floor, t.v. point, phone point.

**UTILITY:**

Light fitting, shelving, area fully plumbed.

**GUEST WC:**

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

**SITTING ROOM:** 5.4m x 3.2m

Recessed lighting, electric feature fireplace, blinds, wooden floor, t.v. point, phone point.

**HALLWAY:**

Light fitting, downstairs storage, wooden floor.

**LANDING:**

Light fitting, hot press with immersion and shelving, carpet, stairs to attic.

**BEDROOM 1:** 2.9m x 3.5m

Light fitting, fitted wardrobes, blind/blackout blinds, wooden floor.

**ENSUITE:**

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

**BEDROOM 2:** 3m x 3.4m

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

**BATHROOM:** 1.8m x 2m

Light fitting, extractor fan, wall tiling, floor tiling, W.C., W.H.B., bath, shower.

**ATTIC:** 4m x 4m

Light fitting, fitted wardrobes, blind, wooden floor.

**ENSUITE:**

Light fitting, wall tiling, floor tiling, W.C., W.H.B., T90 z electric shower.

**BLOCK BUILT SHED:** 2.7m x 4m

Light fitting.



## FEATURES INTERNAL:

Selected curtains included in the sale  
All carpets included in the sale  
All blinds included in sale  
All light fittings included in sale  
Surround sound throughout the house  
Kitchen extension 2017  
Attic conversion  
Property fully alarmed

## FEATURES EXTERNAL:

PVC triple glazed windows 2020  
Double French doors 2017  
Triple glazed composite door 2023  
PVC fascia & soffit  
Maintenance free exterior  
Outside light  
Security lights  
Landscaped mature gardens  
Raised flower beds  
Property located in a quiet cul de sac  
Property not overlooked to the front  
Block built shed

**SQUARE FOOTAGE:** C.102 sqm / 1098 sqft excluding attic conversion

**HOW OLD IS THE PROPERTY:** 15 years

**BACK GARDEN ORIENTATION:** South

**BER RATING:** B2 - 108.11 kWh/m<sup>2</sup>/yr

**BER NUMBER:** 117138610

**SERVICES:** Mains water, mains sewerage

**HEATING SYSTEM:** Natural gas.

**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.

**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**

