

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**

1077 Avondale, Leixlip, Co. Kildare. W23X3TO.



National and International Award-winning Auctioneering Team for over 20 years, Team Lorraine Mulligan of RE/MAX Results welcomes you to this beautifully presented B3 energy rated, 3 bed mid terraced home with a stunning extension to the rear. This property is a true gem and is in show home condition and no money needs to be spent on this property. No. 1077, is currently owned by a professional couple who ooze style and taste and this is reflected beautifully in every room.

Offers in Excess of €329,950



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 Fax: 01 6272720

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 Fax: 01 6272720

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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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DOWNSTAIRS ACCOMMODATION

EXTENDED KITCHEN/DINING ROOM: Under 40sqms
Light fitting, recessed lights, high quality fitted kitchen with wall and base units, stainless steel sink with drainer, area fully plumbed, integrated double oven, integrated microwave, 5 plate gas hob, extractor fan, integrated dishwasher, blind, breakfast bar area, large patio sliding door to the garden, wooden floor, feature fireplace, TV point.

SITTING ROOM: 3.90m x 3.68m
Coving, light fitting, blind, curtains, recessed feature electric fireplace, TV point, wooden floor.

HALLWAY: 5.13m x 2.07m
Coving, recessed lights, smoke alarm, carpet on the stairs, wooden floor in wall way, phone point, fuse box, alarm keypad.

DOWNSTAIRS GUEST W.C.:
Light fitting, extractor fan, W.C., W.H.B., wall tiles.

UPSTAIRS ACCOMMODATION

LANDING: 2.83m x 2.12m
Recessed lights, attic access, hot press, carpet.

BEDROOM 1: 2.96m x 2.35m
Light fitting, blind, curtains, fitted `Siderobes`, black out blind, laminate wooden floor, TV point.

BEDROOM 2: 3.95m x 3.71m
Light fitting, blind, curtains, carpet.

BEDROOM 3: 2.05m x 2.34m
Light fitting, blind, curtains, carpet.

BATHROOM: 3.75m x 1.88m
Recessed lights, W.C., W.H.B., T90sr shower over bath, wall and floor tiles.



FEATURES INTERNAL:

Composite front door
All carpets included in the sale
All blinds included in sale
All curtains included in sale
Very impressive extension kitchen to the rear
Modern, stylish and upgraded kitchen
All integrated appliances in the kitchen are included in the sale as per the kitchen description of this brochure
All internal doors have been replaced and upgraded
Bathroom has been totally renovated and modernized
Gorgeous bright and spacious rooms
Very comfortable home ready to be moved into immediately
Pedestrian access to the side of the home for bicycles and wheelie bins

FEATURES EXTERNAL:

Front garden and driveway - can accommodate up to 3 cars
Large and very pretty maintenance free back garden
Stone patio area
Raised flower beds
PVC maintenance free lawn area to the rear
PVC double glazed windows
Raised decked area
Maintenance free back garden
Outside lights
Pedestrian access to the rear of the home for bicycles and wheelie bins with a gate

SQUARE FOOTAGE: C. 87.48 sqm/ C. 942sqft

HOW OLD IS THE PROPERTY: Property built in 1979

BACK GARDEN ORIENTATION: East facing
BER RATING: An impressive B3 with an A3 potential as per BER report. 138.16kWh/m²/yr. Buyers you can qualify for a `Green Mortgage` with this property which means a lower interest rate for you.

BER NUMBER: 107573461 Date of Issue 29/03/2024

EMISSIONS INDICATOR: 50.83 kgCO₂ /m²/yr

SERVICES: Mains water, mains sewerage, broad band availability.

HEATING SYSTEM: 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.

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**

