

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**

45 Dara Court, Celbridge, Co. Kildare. W23 PV27.



International award-winning Auctioneering Team for over 21, years, Team Lorraine Mulligan of RE/MAX Results welcomes you to 45 Dara Court, Celbridge, Co. Kildare. This is a superb three bed semi-detached family home with a huge side corner site and a very generous sized back garden. The side garden of this property has the potential for a double storey extension or has site potential for an additional dwelling subject of course to the relevant planning permission.

Offers in Excess of €395,000



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

Websites www.remax.ie www.teamlorraine.ie

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 AREA: 5.24m x 3.15m

Light fittings, dado rail, high quality fitted kitchen with wall and base units, worktops, stainless steel sink, area fully plumbed, area fully plumbed, washing machine, extractor fan, 4 plate electric hob, oven, blinds, curtains, sliding door leading to the garden area, tiled floor.

HALLWAY: 5.17m x 1.73m

Light fitting, dado rail, under-stairs storage, wooden floor in the hallway, carpet on the stairs, phone point, alarm.

SITTING ROOM: 5.20m x 3.37m

Coving, light fitting, centre rose, stunning feature fireplace with a cozy wood burning stove, blind, curtains, wooden floor, t.v. point.

GUEST WC:

Light fitting, W.C., W.H.B., with small vanity unit, floor tiles.

LANDING: 2.98m x 1.81m

Light fitting, dado rail, hot press with immersion and shelving, carpet, attic access.

BEDROOM 1: 3.78m x 3.43m

Light fitting, fitted wardrobes, curtains, wooden floor.

BEDROOM 2: 3.76m x 2.77m

Light fitting, fitted wardrobes with sliding glass doors, blind, curtains, wooden floor.

BEDROOM 3: 2.65m x 2.42m

Light fitting, blind, fitted wardrobe, wooden floor.

BATHROOM: 2.58m x 1.80m

Light fitting, W.C., W.H.B., electric Triton 90xr shower over bath, extractor fan, wall tiling, floor tiling.



FEATURES INTERNAL:

All carpets included in the sale
All blinds included in sale
All light fittings included in sale
Oven, hob, extractor fan, tumble dryer and fridge freezer included in sale
Property fully alarmed

FEATURES EXTERNAL:

PVC double glazed windows
Outside tap
Outside lights
Off street parking
Front garden and lawn area
Huge corner site with building potential subject of course to the relevant planning permission
Side vehicular access
Large side gate
End corner site with a bigger side entrance as well as a bigger garden
Block shed
Property not directly overlooked to the back
Excellent location
Quiet and mature development
Building potential for a double storey extension as well as a site potential for an another dwelling subject of course to the relevant planning permission

SQUARE FOOTAGE: C.87.94 sqm / C. 946 sqft

HOW OLD IS THE PROPERTY: Built in 1979

BACK GARDEN ORIENTATION: West facing

BER RATING: C1 - 152.07 kWh/m²/yr with a B1 potential as per BER report

BER NUMBER: 107124216

CARBON DIOXIDE EMISSIONS INDICATOR: 35.01 kgCO₂/m²/yr

SERVICES: Mains water, mains sewerage.

HEATING SYSTEM: Oil 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
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**

