

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

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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 The Hawthorns, Kilcock, Co. Kildare. W23N4A6.



Award winning International REMAX Agent for the last 21 years, Team Lorraine Mulligan of RE/MAX Results welcomes you to 9, The Hawthorns, Kilcock, County Kildare. This delightful property is a 4-bedroom semi-detached home with a large ground floor extension to the rear. This delightful residence offers a perfect blend of modern comfort and timeless elegance, boasting an array of exceptional features and a location that is second to none.

Offers in Excess of €495,000



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RE/MAX National No.1 Top Selling Agent & Office 2007-2017
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ACCOMMODATION

DOWNSTAIRS ACCOMMODATION

KITCHEN: 5.87M X 4.37M
Recessed lighting, high-quality fitted kitchen units, glass splash back area, integrated double oven and microwave, gas hob, extractor fan, breakfast island, integrated dishwasher, drinks fridge, blinds, French double doors leading to the garden area.

DINING ROOM: 6.62M X 3.70M
Recessed lighting, double archways leading into the kitchen area, wooden floor.

UTILITY ROOM: 1.52M X 1.49M
Light fitting, kitchen counter, area fully plumbed, washing machine, gas boiler, blind, back door leading to side entrance, marble tiles.

SITTING ROOM: 5.52M X 4.46M
Coving, recessed lighting, features a bay window, blinds, curtains, open fireplace, wooden floor, double door leading to the kitchen area.

HALLWAY: 5.673M X 2.00M
Coving, light fitting, alarm pad, smoke alarm, carpet on stairwell and marble tiles in hallway.

GUEST WC: 1.36M X 1.32M
Light fitting, blind, wall tiles, WC, W.H.B., marble floor tiles.

UPSTAIRS ACCOMMODATION

LANDING: 4.16M X 1.82M
Light fitting, hot press with an immersion, access to the attic, pull down ladder leading into the attic, smoke alarm, carpet.

BEDROOM 1: 3.65M X 3.59M
Recessed lights, features a bay window, blinds, fitted wardrobes, wooden floor.

ENSUITE: 2.33M X .99M
Recessed lights, W.C., W.H.B., shower.

BEDROOM 2: 3.76M X 3.12M
Recessed lights, blinds, fitted wardrobes, wooden floor.

BEDROOM 3: 3.40M X 2.81M
Recessed lights, blinds, fitted wardrobes, carpet.

BEDROOM 4: 3.65M X 2.34M
Recessed lights, blinds, fitted wardrobes, wooden floor.

BATHROOM: 2.31M X 1.67M
Recessed lights, bath with Triton shower over bath, WC, W.H.B., wall and floor tiles.



FEATURES INTERNAL:

This is the perfect family home in an ideal and convenient location

Super impressive single-story extension with French double doors leading to the garden area

All curtains & carpets included in the sale

All blinds included in sale

All light fittings included in sale.

All kitchen appliances included in sale as listed in the kitchen section of the brochure

Fully alarmed

FEATURES EXTERNAL:

PVC double glazed windows

Generous sized back garden

Decked area

Garden shed

Mature gardens

Side gate

Not overlooked to the front and this home overlooks a green area

Not overlooked to the back

Property located in a quiet cul de sac

Gorgeous and convenient location

Safe and convenient walking distance to all local amenities including schools, shops, bars restaurants and sporting amenities

SQUARE FOOTAGE: C.155.8 sqm / C. 1,677 sqft

HOW OLD IS THE PROPERTY: Built in c2003

BACK GARDEN ORIENTATION: South facing and not directly overlooked

BER RATING: C2 - 189.44 kWh/m²/yr
with an A2 potential as per BER report

BER NUMBER: 15413835

SERVICES: Mains water and mains sewerage

HEATING SYSTEM: Open fire, 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**

