

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

8 Rockbridge, Ballymakealy, Celbridge, Co. Kildare. W23 X324.



REMAX National and International top selling agent for the last 21 years, Team Lorraine Mulligan of RE/MAX Results Celbridge & Lucan welcomes you to this stunning 4-bedroom B3 rated detached dormer style bungalow that is immaculately presented and enjoys a very private and sunny west facing sun drenched back garden. This property enjoys off street parking with a double vehicular entrance to the front with vehicular access down the side.

Offers in Excess of €469,000



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

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
 VAT No. IE 9669142H Registered in Ireland No: 446829 PSRA Licence No: 002196

DOWNSTAIRS ACCOMMODATION

KITCHEN/DINING ROOM: 4.22m x 3.87m

Light fitting, high quality modern fitted kitchen with wall and base units, wine rack, vegetable basket storage unit, stainless steel sink, tiled splash back area, area fully plumbed, dishwasher, oven, 4 plate electric hob, chrome extractor fan, kitchen table and chairs, wooden floor, blind, French double doors leading to a lovely garden and patio area.

UTILITY ROOM: 2.83m x 1.90m

Area fully plumbed, fitted unit, fridge freezer, washing machine, dryer, floor covering.

SITTING ROOM: 4.72m x 3.90m

Triple aspect, light fitting, features a bay window, blind, curtains. feature fireplace with a wood burning stove, wooden floors, TV point.

HALLWAY: 3.95m x 1.87m

Light fitting, tiles floor, carpet on stair well, telephone point.

HOT PRESS: 1.7m x 1.68m

Walk in hot press with an immersion.

BEDROOM4/OFFICE/PLAYROOM: 3.11m x 3.02m

Light fitting, features a bay window, blind, wooden floor.

BATHROOM: 3.07m x 1.94m

Light fitting, wall tiling, floor tiling, W.C., W.H.B., corner bath, `Mira` shower over the bath, wall tiles and floor tiles.

UPSTAIRS ACCOMMODATION

LANDING: 3.92m x 1.88m

Light fitting, blind, carpet, access to the attic.

BEDROOM 1: 4.42m x 2.77m

Dual aspect, Velux window, light fitting, blinds, carpet.

ENSUITE: 2.32m x 1.73m

Light fitting, wall tiling, floor tiling, W.C., W.H.B., electric shower with a `Triton T90sr` shower heated towel rail.

BEDROOM 2: 3.56m x 2.83m

Light fitting, fitted wardrobes, Velux window, fitted wardrobe, carpet.

BEDROOM 3: 3.95m x 2.55m

Light fitting, fitted wardrobes, Velux window, fitted wardrobe, carpet.



FEATURES INTERNAL:

All carpets included in the sale

All blinds included in sale.

All light fittings included in sale

All kitchen electrical appliances as listed in the kitchen section.

All furniture included in sale

Excellent internet available

Turnkey home

FEATURES EXTERNAL:

PVC double glazed windows

PVC fascia & soffit

Maintenance free exterior

Outside lights

Generous size west facing back garden

Landscaped mature and pretty back gardens

Stunning stone patio area

Side gates

Large side entrance on one side for vehicular access 3.70m

Property located in a quiet cul de sac

Steel shed 6.93m x 2.99m (Steel tech)

Ample parking out front

Property not overlooked at the back or to the front

SQUARE FOOTAGE: C. 110 sqm / C. 1200 sqft

HOW OLD IS THE PROPERTY: Under 20 years

BACK GARDEN ORIENTATION: West facing

BER RATING: B3 - 144.26 kWh/m2/yr

BER NUMBER: 110921277

SERVICES: Mains water and mains sewerage

HEATING SYSTEM: Oil fired central heating (Grant Thornton condensing boiler.)

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**

