

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

62 Beech Park, Leixlip, Co. Kildare. W23 A33C.



Selected Top 10 International Selling REMAX Agent for 21 years, Team Lorraine Mulligan of RE/MAX Results welcomes you to this spacious, stunning and cosy B3 energy rated 3 bed duplex home spanning to C.99.89 C. 1,075sqft with a spacious balcony to the rear. This superb home comes to the market in excellent condition and this property has been freshly painted for sale. This property is also professionally owned so this property is much loved and very well kept.

Offers in Excess of €349,950



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 DOWNSTAIRS ACCOMMODATION

HALLWAY: 5.45M X 1.88M
Light fitting, carpet on stairwell, wooden floor, fuse box, alarm key panel.

GUEST W.C.: 1.90M X 1.47M
Light fitting, wall tiling, floor tiling, W.C., W.H.B, are fully plumbed, tumble dryer.

KITCHEN: 3.17M X 2.76M
Light fitting, blind, quality fitted kitchen with wall and base units, tiled splashback area, stainless steel sink, area fully plumbed, 5 plate gas hob, double oven, chrome extractor fan, dishwasher, washing machine, ceramic tiles, heated towel rail.

LIVING ROOM/DINING AREA: 5.87M X 5.25M
Light fitting, wooden floor, sliding patio door leading to a gorgeous balcony area, TV point.

BALCONY AREA: 5.40M X 2.24M
Outdoor light, patio area.

UPSTAIRS ACCOMMODATION

LANDING:
Light fitting, hot press with immersion and shelving, carpet, attic access.

READING/HOME OFFICE AREA: 1.87M X 1.85M
Light fitting, blind, carpet.

BEDROOM 1: 3.72M X 2.88M
Light fitting, fitted wardrobes, blind, wooden floor.

BEDROOM 2: 3.20M X 2.93M
Light fitting, fitted wardrobes, blind, carpet.

BEDROOM 3: 2.63M X 2.30M
Light fitting, fitted wardrobes, blind, carpet.

REMODELLED SHOWER ROOM: 2.54M X 1.66M
Light fitting, extractor fan, wall tiling, floor tiling, W.C., W.H.B., walk in shower, heated towel rail.



FEATURES INTERNAL:

All curtains included in sale
All carpets included in the sale
All light fittings
All blinds included in sale
All electrical appliances as per description
Property fully alarmed
Property freshly painted for sale
Turn key home owned by professionals

EXTERNAL:

Maintenance free uPVC double glazed windows
Maintenance free exterior
Gorgeous balcony area
Bin house close
Bicycle shelter close
Ample communal parking to the rear

SQUARE FOOTAGE: C.99.89sqm / C. 1,075sqft

HOW OLD IS THE PROPERTY? Built in C. 2008

BACK GARDEN ORIENTATION: North

BER RATING: B2 - 103.26kWh/m2/yr

BER NUMBER: 1068110682

MANAGEMENT FEE: €1,250 per annum

ANTICIPATED ACHIEVEABLE RENT PER MONTH: €2,500/€3,000

SERVICES: Mains water and 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**

