

**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](http://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](mailto: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](mailto: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](http://teamlorraine.ie), [myhome.ie](http://myhome.ie) and [daft.ie](http://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](mailto:office@teamlorraine.ie)**  
**PRSA ID: 002196**

**Office: 01 627 2770/ 01 628 3660**

**Mobile No's: Lorraine 086 831 5305 / Lesley 0872540757 / Vikki 0879559499**

**150 The Walled Garden, Castletown, Celbridge, Co. Kildare. W23 E678**



This has to be one of the most beautiful and most tasteful homes for sale in Ireland! Award winning Auctioneering Team for over 21 years, Team Lorraine Mulligan of RE/MAX Results welcomes you to this gorgeous professionally designed French style three-bedroom semi-detached home with a host of expensive extras and upgrades added.

**Offers in Excess of €369,950**



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 Tel: 01 6272770  
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RE/MAX National No.1 Top Selling Agent & Office 2007-2017  
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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**

## ACCOMMODATION

### Kitchen 18'4" (5.59m) x 7'7" (2.31m)

High quality white kitchen units, stainless steel sink, area fully plumbed, fridge, dishwasher, washing machine, `Zanussi` oven, hob, `Zanussi` extractor fan, door leading to garden area, designer blinds, window seat, radiator cover. porcelain tiles.

### Sitting Room 13'7" (4.14m) x 11'4" (3.45m)

Feature fireplace with a wrought iron inset and polished hearth, designer blinds, wooden floor, t.v. point.

### Hallway

New composite front door with a security bell, understairs storage, panelling on walls in hallway, radiator cover, porcelain tiles, phone point.

### Landing

Light fitting, hot press with immersion and shelving, panelling on walls on landing., laminate wooden flooring.

### Bedroom 1 11'6" (3.51m) x 9'10" (3m)

Light fitting, new fitted wardrobes, designer blinds, (William Morris fabric), wooden floor.

### Bedroom 2 11'6" (3.51m) x 7'8" (2.34m)

Light fitting, new fitted wardrobes, designer blind, wooden floor.

### Bedroom 3 7'6" (2.29m) x 6'7" (2.01m)

Fitted wardrobes, designer blind, wooden floor.

### Bathroom 7'8" (2.34m) x 5'5" (1.65m)

Light fitting, wall tiling, floor tiling, attic access, W.C., W.H.B., new storage cabinet over sink, electric `Triton T90sr` shower, new glass shower screen over bath, new composite wooden floor.



## INTERNAL FEATURES

- Immaculate and spotless interior
- Show home interior
- New composite front door with a security bell
- All designer blinds included in sale as per brochure description
- All kitchen appliances included in sale as per brochure
- Additional wall insulation on ground floor
- Relatively new combi boiler
- Smart meter electricity
- High speed broadband

## External Features

- New wall to the side of the property to the front
- New cobble lock driveway
- Off street parking for two cars
- Fabulous neighbours
- PVC double glazed windows
- PVC fascia & soffit
- Maintenance free exterior
- Outside light
- Security lights
- Landscaped mature gardens
- Side gate
- Property located in a quiet cul de sac
- `Clane` steel shed
- All fences in the back garden have been painted
- Stunning stone patio area

**SQUARE FOOTAGE** C.800sqft/C.74sqm

**HOW OLD IS PROPERTY** Built in C. 1980

**BACK GARDEN ORIENTATION** West

**BER RATING** C2 – 187.95 kWh/m<sup>2</sup>/yr

**BER NO** 104602826

**SERVICES** Mains water, mains sewerage.

**HEATING SYSTEM** Natural gas.

**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**

