

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

14 Willow Brook, Primrose Gate, Celbridge, Co. Kildare. W23 W208.



Award winning Auctioneering Team for the last 21 years, Team Lorraine Mulligan of RE/MAX Results of North Kildare and Dublin West welcomes you to this simply stunning 'B3' rated cosy 3 bed mid terrace home with a large front and back garden set in a small enclave of beautifully kept homes. The front of this fabulous home overlooks a fresh well maintained green area with a selection of mature trees.

Offers in Excess of €395,000



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 Tel: 01 6272770
 Fax: 01 6272720

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 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
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ACCOMMODATION

KITCHEN/DINING AREA: 6.08m x 2.58m
Recessed lights, features a bay window, fitted kitchen with wall and base units, tiled splashback area, stainless steel sink, area fully plumbed, washing machine, dishwasher, fridge freezer, oven, ceramic hob, extractor fan, wooden floor.

GUEST WC: 1.85m x 1.37m
Light fitting, wooden wall cladding, W.C., W.H.B., wall tiles, wooden floor.

SITTING ROOM: 5.20m x 3.51m
Coving, blinds, storage press, press with gas boiler, wooden floor, t.v. point, French double doors leading to a superb garden and patio area.

HALLWAY: 5.34m x 2.50m
Coving, light fitting, telephone point, Fibre broadband, alarm keypad, carpet on stairwell.

LANDING: 3.58m x 2.05m
Light fitting, hot press with immersion and shelving, carpet, attic access.

BEDROOM 1: 5.18m x 2.90m
Features a bay window, light fitting, blind, fitted wardrobes, t.v. point, phone point.

ENSUITE: 2.22m x .89m
Light fitting, extractor fan, wall tiles, floor tiles, W.C., W.H.B., shower.

BEDROOM 2: 3.48m x 3.04m
Light fitting, fitted wardrobes, blind, wooden floor.

BEDROOM 3: 2.72m x 2.52m
Fitted wardrobes, blind, wooden floor.

BATHROOM: 2.04m x 1.85m
Light fitting, extractor fan, wall tiling, floor tiling, W.C., W.H.B., shower over bath.



FEATURES INTERNAL:

All blinds included in sale
All light fittings included in sale
All kitchen appliances included in sale as per kitchen section of this brochure
Property fully alarmed

FEATURES EXTERNAL:

PVC double glazed windows
PVC fascia & soffit
Maintenance free exterior
Outside lights
Front and back landscaped mature gardens
Attractive patio area to the back
Large driveway to the front
Property not overlooked to the front
Barna shed for storage

SQUARE FOOTAGE: C.1,000 sq ft / C. 93sqm

HOW OLD IS THE PROPERTY: Under 20 years old

BACK GARDEN ORIENTATION: East facing

BER RATING: B3 (129.65 kWh/m²/yr) with an A3 potential as per BER report

BER NUMBER: 103247318

SERVICES: Mains water, mains sewerage

HEATING SYSTEM: Natural gas fired central heating.

YEARLY MANAGEMENT FEE: €200 annually

MANAGEMENT COMPANY: Smith Management.

RENTAL MONTHLY POTENTIAL: €2,500/€3,000.

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**

