

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

4 Willow Lawn, Primrose Gate, Celbridge, Co. Kildare. W23 WE18.



REMAX Award winning Auctioneering Team for over 21 years, Team Lorraine Mulligan of RE/MAX Results welcomes you to this wonderful three bedroomed semi-detached home with a westerly facing rear garden and side entrance. This property comes to the market in excellent condition with several upgrades including a upgraded kitchen and ground floor flooring. This home is bright modern and the new buyer can literally move in straight away.

Offers in Excess of €410,000



Main Street, Celbridge, Co. Kildare
 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: 4m x 5.42m

Light fitting, high quality grey kitchen, tiled splashback area, stainless steel sink, area fully plumbed, integrated fridge freezer, integrated dishwasher, oven, hob, extractor fan, washing machine, blinds, French patio door leading to garden area, wooden floor, t.v. point, phone point.

UTILITY / GUEST W.C.: 1.64m x 1.75m

Light fitting, dryer, area fully plumbed, ceramic tiles, extractor fan, W.C., W.H.B.

SITTING ROOM: 5m x 3.5m

Coving, light fitting, feature fireplace with a wrought iron inset and polished hearth, blinds, wooden floor, t.v. point, phone point.

HALLWAY:

Coving, light fitting, blinds, downstairs storage, carpet on stairs, wooden floor, phone point.

LANDING:

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

BEDROOM 1: 3.9m x 3.5m

Light fitting, fitted wardrobes, blind, carpet, t.v. point, phone point.

ENSUITE:

Light fitting, extractor fan, shaving light and socket, wall tiling, floor tiling, W.C., W.H.B., shower, blinds.

BEDROOM 2: 3.85m x 2.9m

Light fitting, fitted wardrobes, fitted units, blind, curtains, carpet.

BEDROOM 3: 2.7m x 2.5m

Light fitting, fitted wardrobes, blind, carpet.

BATHROOM: 1.9m x 1.7m

Light fitting, shaving light and socket, wall tiling, floor tiling, W.H.B., shower, bath.



FEATURES INTERNAL:

All curtains & carpets included in the sale

All blinds included in sale

All light fittings included in sale

Property fully alarmed

All electrical appliances as per description under kitchen

Option for the furniture to be included in the sale

FEATURES EXTERNAL:

Teak double-glazed windows

PVC fascia & soffit

Maintenance free exterior

Outside light

Outside sockets

Outside tap

Raised flower beds

Side gates

Property not overlooked

Garden shed

2 parking spaces

SQUARE FOOTAGE: C.. 1062 sqft / C. 98.6 sqm

MANAGEMENT FEES: 199.00 PA

HOW OLD IS THE PROPERTY: C. 2007

BACK GARDEN ORIENTATION: North West facing

BER RATING: C2 - 183.63 kWh/m²/yr

BER NUMBER: 115341927

SERVICES: Mains water & 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**

