

**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**

**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**

**96 The Drive, Castletown, Celbridge, Co. Kildare. W23D592.**



REMAX/ National and International top selling agent for the last 21 years, Team Lorraine Mulligan of RE/MAX Results welcomes you to this fantastic three bedroomed home. This home has been lovingly cared for and upgraded by its current owners and has been enhanced with a kitchen extension and living space and includes fully upgraded bathroom and guest w.c in 2021. The gas boiler was also upgraded in 2021.

**Offers in the Region of €450,000**



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Email: [office@teamlorraine.ie](mailto:office@teamlorraine.ie)  
 Websites [www.remax.ie](http://www.remax.ie) [www.teamlorraine.ie](http://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

## ACCOMMODATION

**KITCHEN:** 8m x 4.5m

Spotlights, new kitchen, quartz countertops, quartz splashback area, stainless steel sink, area fully plumbed, , oven, hob, extractor fan, dishwasher, island, ceramic flooring blind, large slider door leading to garden area, velux windows.

**SITTING ROOM:** 7.2m x 3.5m

Spotlights, feature fireplace, a wrought iron inset and polished hearth, electric blinds, wooden floor, t.v. point, phone point.

**GUEST W.C.**

Spot lights, wall and floor tiles, W.H.B, W.C. shower

**HALLWAY:**

Spotlights, downstairs storage, ceramic tiles, phone point.

**LANDING:**

Light fitting, carpet, blind.

**BEDROOM 1:** 4.1m x 3.1m

Light fitting, blind, wardrobes, wooden floors.

**BEDROOM 2:** 2.87m x 3m

Light fitting, blind, wardrobes, wooden floors.

**BEDROOM 3/ WALKIN ROBE:** 3.2m x 3m

Light fitting, blind, wooden floors.

**BATHROOM:** 1.8 x 1.91m

Light fitting, wall tiling, floor tiling, W.C., W.H.B., electric shower Triton T90s, hot press with dual immersion and shelving.

**BLOCK BUILT SHED:** 5.7m x 3.5m



## FEATURES INTERNAL:

All blinds included in the sale  
All electric appliances as per kitchen section of brochure  
All light fittings included in sale  
Kitchen extension 2021  
Bathroom renovations 2021  
Upgraded combi gas boiler 2021

## FEATURES EXTERNAL:

PVC double glazed windows  
PVC fascia & soffit  
Composite front door  
Electric car charger  
Outside light  
Landscaped mature gardens  
Block built shed  
Double side entrance  
Large rear garden

**SQUARE FOOTAGE:** 119.5 sqm / 1286 sqft

**HOW OLD IS THE PROPERTY:** C. 40 years

**BACK GARDEN ORIENTATION:** North

**BER RATING:** C1 - 168.11 kWh/m<sup>2</sup>/yr

**BER NUMBER:** 103135265

**SERVICES:** Mains water, mains sewerage.

**HEATING SYSTEM:** Natural gas central heating.

**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**

