

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

15 Willowbrook Park, Celbridge, Co. Kildare. W23 VY67.



Award winning Auctioneering Team for over 21 years, Team Lorraine Mulligan of RE/MAX Results welcomes you to this view this fabulously spacious five-bedroom (C.145 sqm) semi-detached home with a cozy B3 energy rating. This special residence is brimming with potential and nestled in the highly convenient and sought-after location of 'Willowbrook Park', Celbridge, Co. Kildare.

Offers in Excess of €495,000



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
 VAT No. IE 9669142H Registered in Ireland No: 446829 PSRA Licence No: 002196

ACCOMMODATION

DOWNSTAIRS ACCOMMODATION

KITCHEN: 3.00M X 2.59M

New upgraded fitted kitchen, with wall and base units, stone work tops and stone sink, area fully plumbed, 4 plate ceramic hob, oven, integrated microwave, integrated dishwasher, floor tiles, French double doors leading to the spacious back garden.

DINING ROOM: 5.31M X 3.62M

Light fitting, blinds wooden floor.

GUEST WC: 1.48M X 1.14M

Light fitting, floor to ceiling tasteful wall tiles, W.C., W.H.B., with a vanity unit.

SITTING ROOM: 4.44M X 3.41M

Coving, light fitting, feature open fireplace, blinds, curtains, wooden floor, television point.

PLAYROOM/OFFICE/BEDROOM 5: 5.23M X 2.72M

Coving, light fitting, blind, carpet.

HALLWAY: 5.96M X 1.77M

Light fitting, under the stairs storage, carpet.

UTILITY ROOM: 1.67M X 1.61M

Area fully plumbed, floor covering.

UPSTAIRS ACCOMMODATION

LANDING:

Light fitting, hot press with immersion and shelving, carpet on stairwell, attic access, attic partially floored.

BEDROOM 1: 6.27M X 2.82M

Light fitting, black out blind, fitted wardrobes, wooden floor.

ENSUITE: 2.96M X 1.38M

Light fitting, wall tiling, floor tiling, W.C., W.H.B., electric `Triton T90Si`.

BEDROOM 2: 3.88M X 3.225M

Light fitting, fitted wardrobes, black out blinds, wooden floor.

BEDROOM 3: 3.42M X 2.785M

Light fitting, fitted wardrobes, black out blind, curtains, carpet.

BEDROOM 4: 2.46M X 2.45M

Light fitting, black out blind, carpet.

BATHROOM: 2.40M X 1.97M

Light fitting, wall tiling, floor tiling, W.C., W.H.B., Jacuzzi bath, `Triton 90si` electric shower over bath.



FEATURES INTERNAL:

Spacious home
All carpets included in the sale
All blinds included in sale
All curtains included in sale
All light fitted =included in sale
Kitchen electrical appliances included in sale as per brochure

FEATURES EXTERNAL:

PVC Facia & Soffit
Maintenance free exterior to the front
Outside light
Landscaped mature gardens
Patio area in the back garden
Raised flower beds
Property located in a quiet cul de sac
Wood pellet boiler
Outside storage shed
Solar panels which are connected to both a battery and hot water heater.

SQUARE FOOTAGE: 145 sqm/ C. 1,560sqft

SOLID BLOCK OR TIMBER FRAME: Solid block

HOW OLD IS THE PROPERTY: Built circa 1990

BACK GARDEN ORIENTATION: North west facing

WHY ARE THE CURRENT OWNERS SELLING: Relocating

SERVICES: Mains water, mains sewerage.

BROAD BAND AVAILABILITY: Yes

CABLE TV: Yes

HEATING SYSTEM: Wood burning pellets

BER RATING: B3 135.13kWh/m2/yr

BER NUMBER: 104990692

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**

