

**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**

**32 Cherrywood, Castletown, Celbridge, Co. Kildare. W23 X309.**



Award winning Auctioneering Team for over 22 years, Team Lorraine Mulligan of RE/MAX Results welcomes you to this fabulous three bedroomed family home set in the heart of the small and exclusive estate of 'Cherrywood'. There are only 42 homes in this small cul de sac. This impressive home is beautifully positioned in a quiet cul de sac and is within a short stroll to the breath-taking forest in Castletown Demesne.

**Offers in Excess of €335,000**



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 Fax: 01 6272720

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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  
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## ACCOMMODATION

### DOWNSTAIRS ACCOMMODATION

KITCHEN: 4.07m x 3.10m

Light fitting, blind, back door to the sun drenched southwest facing back garden, high quality fitted kitchen with wall and base units, 4 plate electric hob, oven, fridge/freezer, area fully plumbed, washing machine, dishwasher, tiled splash back area, stainless steel sink, floor tiling.

HALLWAY: 5.01m x 1.71m

Light fitting, fuse box, dado rail, wooden floor in hallway, carpet on stairwell.

SITTING ROOM: 6.11m x 4.24m

Light, fitting, feature open fireplace, down under the stair`s storage, wooden floor, television point.

### UPSTAIRS ACCOMMODATION

BEDROOM 1: 4.06m x 3.30m

Black out blind, free-standing wardrobe, carpet.

BEDROOM 2: 3.50m x 2.28m

Light fitting, black out blind, fitted wardrobe, carpet.

BEDROOM 3: 2.54m x 1.72m

Light fitting, fitted wardrobe, carpet.

BATHROOM: 2.26m x 1.66m

Light fitting, W.C., W.H.B, wall tiles, floor tiles, a large shower tray with a `Triton`, electric shower, heated towel rail.

LANDING: 3.43m x 1.72m

Light fitting, access to attic, hot press with an immersion, carpet.



### FEATURES INTERNAL:

All blinds included in sale

All light fittings included in sale

All kitchen electrical appliances included in sale

Fibre broadband availability

### FEATURES EXTERNAL:

PVC double glazed windows

Outside light

Sunny southwest facing back garden

Side gate

Property located in a quiet cul de sac

Garden shed

No management fees payable

Peaceful and friendly community

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

HOW OLD IS THE PROPERTY: Built in C. 1980s

BACK GARDEN ORIENTATION: Southwest facing

BER RATING: E1 with a B1 potential as per BER report. 3.11.6kWh/m<sup>2</sup>/yr

BER NUMBER: 117442137

SERVICES: Mains water, mains sewerage.

HEATING SYSTEM: Oil fired central heating.

PREVIOUS RENT CHARGE: €1950 per month

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**

