

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

38 The Walk, Oldtown Mill, Celbridge, Co. Kildare. W23 TX88.

International award-winning Auctioneering Team for over 22-years, Team Lorraine Mulligan of RE/MAX Results Celbridge & Lucan welcomes you to this stunning three/four bed semi-detached home with a utility room, spacious accommodation and an attic that potentially could be converted in the future if desired. (We have a video of an identical home to No. 38 The Glade that did an attic conversion that we can show any potential purchaser).

Price €495,000



**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**

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

DOWNSTAIRS ACCOMMODATION:

KITCHEN: 6.16M X 2.50M
Spotlights, blind, quality Maple style fitted kitchen with brushed chrome steel handles, lots of wall and base units for extra storage, splashback area, stainless steel sink, area fully plumbed, dishwasher, fridge freezer, microwave, 4 plate gas hob, oven, extractor fan, breakfast island unit, ceramic tiles, back door leading to the garden area, radiator cover.

UTILITY ROOM: 2.32M X 1.99M
A work top, area fully plumbed, washing machine, tumble dryer, tiles on the floor, back door leading to the back garden.

SITTING ROOM: 4.80M X 3.52M
Coving, light fitting, feature fireplace with a wood burning stove, features a bay window, blinds, curtains, wooden floor, t.v. point, double doors connecting to the dining room area.

DINING ROOM: 4.11M X 2.82M
Coving, light fitting, curtains, wooden floor, sliding patio doors leading to the sun trapped back garden and decked area, double doors connecting to the sitting room.

DOWNSTAIRS BEDROOM/OFFICE/PLAYROOM: 4.80M X 2.30M
Light fitting, blinds, curtains, wooden floor, Fibre Broadband point and additional sockets.

HALLWAY: 4.87M X 1.80M
Coving, centre rose, light fitting, blinds, wooden floor in the hallway, carpet on stairwell, fuse box.

GUEST WC:
Light fitting, W.C., W.H.B., wall tiling, wooden floor.

UPSTAIRS ACCOMMODATION:

LANDING: 2.10M X 1.78M
Light fitting, hot press with immersion and shelving, carpet, attic access.

BEDROOM 1: 3.63M X 3.53M
Light fitting, fitted wardrobes, blind, curtains, wooden floor, T.V and telephone point.

ENSUITE: (WITH A WINDOW) 2.20M X 1.87M
Light fitting, wall tiling, floor tiling, W.C., W.H.B., corner shower with a glass door.

BEDROOM 2: 4.56M X 3.09M
Light fitting, blinds, curtains, fitted wardrobes, wooden floor.

BEDROOM 3: 2.87M X 2.31M
Light fitting, fitted wardrobes, blind, wooden floor.

BATHROOM (WITH A WINDOW): 2.28M X 1.87M
Light fitting, wall tiling, floor tiling, W.C., W.H.B., mirror, glass shower door, shower over bath.

FEATURES INTERNAL:

All carpets included in sale
All blinds included in sale
All light fittings included in sale
All kitchen electrical appliances included in sale as per kitchen description as well as the washing machine and tumble dryer in the utility room
Superb family/starter home/investment property
Massive potential
Utility room
Downstairs bedroom/playroom/office
Potential to build up and over the downstairs bedroom in time if more space required subject of course to the relevant planning permission
Extension to the rear potential due to the size of the garden subject of course to the relevant planning permission.
Attic conversion potential

FEATURES EXTERNAL:

PVC double glazed windows
PVC fascia & soffit
Maintenance free exterior
Outside lights
Outside tap
Beautiful back gardens
Side gate
Deck area to the rear outside the dining room
Barna shed
Timber Store
Steel shed is 3.1 x 2.5m – steel shed, no windows (secure) with a double door entrance and lawnmower
Property located in a quiet cul de sac
Property overlooks a stunning and exceptionally well-maintained green area

SQUARE FOOTAGE: C. 1,300 sq ft/ C.121.54sqm

HOW OLD IS THE PROPERTY: Built in C. 2000

BACK GARDEN ORIENTATION: South facing garden

BACK GARDEN SIZE: 200m2 including decking area

BER RATING: C1 121.54 kWh/m²/yr with an A3 potential as per BER report.

CO2 EMISSIONS INDICATOR: 31 kg CO₂/m²/yr

BER NUMBER: 118093749

SERVICES: Mains water, mains sewerage.

HEATING SYSTEM: Natural gas fired central heating and a wood burning stove.

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.