

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

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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

619 Saint Marys Park, Leixlip, Co. Kildare. W23 A5Y3.



Award winning Auctioneering Team for over 21 years, Team Lorraine Mulligan of RE/MAX Results welcomes you to view this wonderful four bed semi-detached home with kitchen extension and attic conversion. This home has been lovingly cared for by its current owners and has a host of upgrades. There has been a combi gas boiler installed. The external walls have been wrapped to make this home eco friendly and cosy.

Offers in Excess of €405,000



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RE/MAX National No.1 Top Selling Agent & Office 2007-2017
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ACCOMMODATION

KITCHEN EXTENSION: (L SHAPED) 3.15m x 6.62m x 4.4m
Spot lights, high quality maple shaker kitchen, tiled splashback area, stainless steel sink, area fully plumbed, fridge washing machine. Dishwasher, 5 ring gas hob, oven, hob, extractor fan, crystal display cabinet, wine rack, French door leading to garden area, ceramic tiles, wooden floor, Panama pine ceiling, ceramic tiles.

SITTING ROOM: 4.8m x 3.16m

Light fitting, feature fireplace with a wrought iron inset and polished hearth, curtains, wooden floor, t.v. point, phone point.

RECEPTION ROOM: 3.37m x 3.48m

Light fitting, ceramic tiles, under stairs storage, bar area leading to kitchen area.

HALLWAY:

Light fitting, ceramic tiles, phone point.

LANDING:

Light fitting, carpet, attic stairs.

BEDROOM 1: 3.34m x 3.35m

Light fitting, fitted wardrobes, picture rail, curtains, wooden floor original fireplace.

BEDROOM 2: 2.67m x 3.6m

Light fitting, picture rail, fitted wardrobes, curtains, wooden floor.

BEDROOM 3: 2.3m x 3m

Light fitting, curtains, wooden floor

BATHROOM: 1.65m x 2.6 m

Light fitting, wall tiling, floor tiling, W.C., W.H.B., electric shower triton T80X, jacuzzi bath.

ATTIC SPACE (BEDROOM 4): 3m x 4.59m

Bedroom in attic conversion with full planning permission, spotlights, Panama pine ceiling, wooden floor, walk I wardrobe storage in the eaves.

ENSUITE: 2.3m x 1.86m

Light fitting, wall tiling, floor tiling, W.C., W.H.B., shower.



FEATURES INTERNAL:

All curtains & carpets included in the sale
All blinds included in sale
All light fittings included in sale
All kitchen appliances noted under kitchen included in the sale
Combi gas boiler
Property wired for alarm system
Option extra for furniture

FEATURES EXTERNAL:

PVC double glazed windows
PVC fascia & soffit
Outside light
Landscaped mature gardens
Decking area
Patio
Cobble locked drive way with parking for more than two cars
Property located in a quiet development
Property not overlooked to the front
Block built shed with rear access
House externally wrapped

SQUARE FOOTAGE: 86 sqm excluding attic space / 925 sqft. / 126.15 sqm / 1357.86 sqft including attic conversion.

HOW OLD IS THE PROPERTY: House 50 yrs old
Kitchen extension and attic 20 years old.

BACK GARDEN ORIENTATION: West.

BER RATING: C3 - 216.53 kWh/m²/yr

BER NUMBER: 103793535

SERVICES: Mains water, mains sewerage.

HEATING SYSTEM: 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**

