

**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**

**82 Thornhill Gardens, Celbridge, Co. Kildare. W23AX71.**



Award winning Auctioneering Team for the last 21 years, Team Lorraine Mulligan of RE/MAX Results of North Kildare and West Dublin welcomes you to this fabulous 'C3' rated 3 bed semidetached home located in the heart of Celbridge. This home really has been lovingly cared for by its current owners, who did extensive renovations over the years to include a new back boiler and burner in the last three years, upgrading the kitchen sink, counter tops and back splash.

**Offers in Excess of €385,000**



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 Tel: 01 6272770  
 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  
 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

**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**



ACCOMMODATION

KITCHEN/DINING: 5.5m x 3.35m  
Light fitting, high quality kitchen, tiled splashback area, ceramic sink, area fully plumbed, fridge, integrated dishwasher, oven, hob, extractor fan, crystal display cabinet, French double doors leading to garden area, wooden floor.

SITTING ROOM: 4.26m x 3.35m  
Coving, centre rose, light fitting, feature fireplace with a wrought iron inset and polished hearth, back boiler, blinds, wooden floor, t.v. point, phone point.

HALLWAY:  
Coving, light fitting, downstairs storage, wooden floor, phone point.

LANDING:  
Light fitting, hot press with immersion and shelving, carpet, stira attic access, attic partially floored.

BEDROOM 1: 3.23m x 2.86m  
Light fitting, fitted slide robes, blind, carpet, t.v. point, phone point.

BEDROOM 2: 3.93m x 2.86m  
Light fitting, fitted wardrobes, vanity unit, blind, wooden floor.

BEDROOM 3: 2.5m x 2.4m  
Light fitting, fitted wardrobes, blind, wooden floor.

BATHROOM: 2.13m x 2.43m  
Light fitting, wall tiling, floor tiles, W.C., W.H.B., shower, electric T902 shower, bath.

BLOCK BUILT SHED  
Light, fully plumbed, currently being used as storage and utility area.

- FEATURES INTERNAL:
- All blinds & carpets included in the sale
  - All light fittings included in sale
  - Property fully alarmed
  - Back boiler 3 years old
  - Upgraded kitchen sink, counter top and splashback 2023
  - Bathroom renovated 2020
  - Upgraded fireplace fitted
  - Upgraded Kitchen
  - Upgraded radiators

- FEATURES EXTERNAL:
- Upgraded PVC windows
  - Upgraded PVC door fitted 2 years ago
  - PVC fascia & soffit
  - Outside tap
  - Outside light
  - Security lights
  - Granite patio
  - Side gate
  - Property located in a quiet cul de sac overlooking a green area
  - Property not overlooked at front
  - Off street parking for up to 3 cars
  - 2 Block build sheds, wired and plumbed, chest freezer.



SQUARE FOOTAGE: 83sqm / 893.40 sqft  
HOW OLD IS THE PROPERTY: C. 34 years old  
BACK GARDEN ORIENTATION: South  
BER RATING: C3 - 210.31 kWh/m²/yr  
BER NO: 106365331

SCHOOLS IN THE AREA:  
Primary Scoil Mochua Aghards 01 627 2963  
Boys National School - Scoil Na Mainistreach 01 627 1149  
Girls National School – St. Brigid’s Holy Faith Convent 01 627 2922  
Glebe Junior School 01 624 2525  
Primrose Hill School 01 627 3168  
North Kildare Educate Together School 01 627 4388  
Post Primary Salesian College 01 627 2166  
St. Wolstan’s Community School 01 628 8257  
St. Patrick’s Primary School 085 1069985  
Celbridge Community School 087 1818212

SERVICES: Mains water, mains sewerage.  
HEATING SYSTEM: Oil fired 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

