

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

48 Dara Court, Celbridge, Co. Kildare. W23 P283.



Circle of Legends and Award winning Auctioneering Team for the last 22 years, Team Lorraine Mulligan of RE/MAX Results welcomes you to this wonderful opportunity to acquire a beautifully presented three bedroom home located in the highly desirable and family friendly development of Dara Court in Celbridge. This charming property has been lovingly maintained and carefully prepared for sale by its current owners.

Offers in Excess of €375,000



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
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ACCOMMODATION

KITCHEN: 5.23m x 3m
Light fitting, maple shaker floor and wall cabinets, tiled splashback area, stainless steel sink, area fully plumbed, oven, hob, extractor fan, washing machine, fridge freezer, peninsula unit, wooden floor, blinds, door leading to rear garden.

LIVING ROOM: 5.30m x 3.37m
Light fitting, curtains, wooden floor, feature marble fireplace with insert and hearth, TV point, phone point, single door leading to kitchen.

HALLWAY:
Light fitting, wooden floor, under stair storage.

GUEST W.C.:
Light fitting, wall and floor tiling, W.C., wash hand basin.

LANDING:
Light fitting, hot press with dual immersion, carpet, attic access with Stira, attic partially floored, carpet.

BEDROOM 1: 3.95m x 3.41m
Light fitting, curtains, carpet, wardrobe.

BEDROOM 2: 3.8m x 2.8m
Light fitting, curtains, carpet, fitted wardrobes.

BEDROOM 3: 2.61m x 2.36m
Light fitting, curtains, carpet.

MAIN BATHROOM: 2.65m x 1.65m
Light fitting, wall and floor tiling, extractor fan, vanity unit, shaving light and socket, bath, W.C., wash hand basin, heated towel rail.



FEATURES INTERNAL

All kitchen appliances as listed in the kitchen section included in the sale
All blinds included in the sale All light fittings included in the sale
Curtains included in the sale
Carpets included in the sale
Home freshly painted throughout
All flooring and carpets new
Furniture available as a possible option

FEATURES EXTERNAL

PVC double glazed windows
PVC fascia and soffits
Composite front and rear doors
Landscaped gardens
Secure flower beds
South west facing rear garden
Block built shed to rear
Off street parking
Oil fired central heating

SQUARE FOOTAGE: 944.85sqft / 87.78sqm

HOW OLD IS THE PROPERTY: Built in approximately C. 1976

BACK GARDEN ORIENTATION: Southwest

BER RATING: D2 - 276.65 kWh/m²/yr

BER NUMBER: 112320635

SERVICES: Mains water, mains sewerage.

HEATING SYSTEM: Oil fired central heating.

SUMMARY

48 Dara Court enjoys a prime location within a well-established and highly desirable community. Celbridge continues to be one of County Kildare's most attractive residential towns thanks to its combination of village charm, excellent amenities, strong transport links and access to major employment hubs.

With superb connectivity to Dublin city centre, the M50 motorway and surrounding business districts, this location is ideal for families, professionals and commuters seeking both convenience and quality of life.

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
2024, 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**

