

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

3 Aylmer Close, Courtown Park, Kilcock, Co. Kildare. W23 A897.



“Circle of Legends” and award winning International REMAX Agent for over 22 years, Team Lorraine Mulligan of RE/MAX Results proudly presents 3 Aylmer Crescent, Courtown Park, Kilcock, County Kildare. This charming 4-bedroom semi-detached home with extension offers a spacious, bright, and modern living environment in one of Kilcock's most established and sought-after developments.

Offers in Excess of €485,000



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

ACCOMMODATION

DOWNSTAIRS ACCOMMODATION:

KITCHEN: 3.19m x 4.76m
Light fitting, base and wall kitchen units, countertop, cooker, sink, area fully plumed, washing machine, fridge, freezer, crystal display, cabinet, blinds, ceramic tiles.

DINING ROOM: 3m x 3.35m
Centre rose, light fitting, ceramic tiles, sliding door leading to extension.

EXTENSION: 6.56.3m x 4.5m
Light fitting, wooden floor, door leading to garden.

LIVING ROOM: 4.7mx 3.38m
Coving, center rose, light fitting, wall lights, feature fireplace with stove, curtains, carpet.

GUEST WC:
Light fitting, extractor fan, ceramic tiles, shelf, WC, wash hand basin.

HALLWAY:
Coving, center rose, light fitting, dado rail, under stairs, storage, wooden floor.

PLAYROOM: 4.57m x 2.3m
Electricity, up and over garage door, door leading to kitchen.

UPSTAIRS ACCOMMODATION:

LANDING:
Light fitting, wooden floor, dado rail, access to the attic.

BEDROOM1: 3.64m x 4.65m
Light fitting, wood flooring, fitted wardrobes, vanity unit.

ENSUITE:
Light fitting, mirror, wash, hand basin, WC, shower, wall tiles, floor covering.

BEDROOM 2: 3.7m x 3.39m
Light fitting, fitted wardrobes, wooden floor.

BEDROOM3: 3.42m x 3.2m
Light fitting, wardrobes, carpet, dual immersion.

BEDROOM 4: 3m x 2.4m
Light fitting, fitted wardrobes, wood flooring.

BATHROOM: 2.08m x 1.9m
Light fitting, wall tiles, floor tiles, WC, wash and hand basin bath, shower electric titon.

ATTIC STORAGE SPAC: 4m x 3.4m
Velux window, storage.



FEATURES INTERNAL:

All curtains & carpets included in the sale.
All blinds included in sale.
All light fittings included in sale.
All kitchen appliances included in sale as listed in the kitchen section of the brochure.
wired for alarm

FEATURES EXTERNAL:

PVC double glazed windows
Original windows
Maintenance free generous sized garden
Security light
Completely walled
Gorgeous and convenient location
Outside tap

SQUARE FOOTAGE: 173.63 sqm / 1868.94 sqft

HOW OLD IS THE PROPERTY: C. 1995

BACK GARDEN ORIENTATION: North East

BER RATING: C2 - 199.11 kWh/m²/yr

BER NUMBER: 118766740

PARKING SPACE: Up to two cars

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
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**

