

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

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PRSA ID: 002196

Office: 01 627 2770/ 01 628 3660

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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

183 Woodview, Castletown, Celbridge, Co. Kildare. W23 X338.



'Circle of Legends' & Award-Winning International REMAX Agent for over 22 years, Team Lorraine Mulligan of RE/MAX Results is delighted to present this well-maintained 4-bedroom semi-detached home to the market.

Situated in the ever-popular and mature development of Castletown, 183 Woodview is nestled in a quiet cul-de-sac nestled on the edge of Castletown Forest and offers a superb opportunity to acquire a spacious family home in one of Celbridge's most desirable residential areas.

Offers in Excess of €495,000



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

DOWNSTAIRS ACCOMMODATION

KITCHEN: 5.71m x 2.90m
Stylish and functional, seamlessly connecting to the sunroom. Ideal for family life and gatherings.

Features: Light fitting, coving, cream fitted kitchen, upper and lower cabinets, solid wooden countertops, tiled splashback, stainless steel sink, Belling range cooker, hob, extractor fan, tumble dryer, crystal display cabinet, island, ceramic tiles, semi solid wooden floor.

SUNROOM: 4.55m x 3.08m
Recently built and filled with natural light, this space brings the outdoors in. It flows directly into the kitchen/dining area, creating a spacious open-plan environment. **Features:** Dimming Spotlights, Velux windows, Laminate floor, French doors leading to garden.

LIVING ROOM: 5.12m x 3.67m
A bright, welcoming space with semi-solid oak floors and a feature fireplace – perfect for relaxing or entertaining. **Features:** Light fitting, coving, blind, curtains, semi solid floor, open feature fireplace with heart.

HALLWAY:
Light fitting, coving, semi solid wooden floor, under the stair's smart storage, radiator cabinet storage area.

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

UPSTAIRS ACCOMMODATION

LANDING:
Light fitting, hot press with dual immersion, engineered oak flooring, attic access with Stira and additional insulation.

BEDROOM 1: 4.19m x 2.95m
Light fitting, blind, curtains, engineered oak flooring, sliding wardrobes.

ENSUITE:
Light fitting, extractor fan, wall and floor tiles, WC, wash hand basin, shower.

BEDROOM 2: 3.45m x 2.92m
Light fitting, blind, curtains, engineered oak flooring, fitted wardrobes.

BEDROOM 3: 2.93m x 2.6m
Blinds, curtains, engineered oak flooring, fit wardrobes.

BEDROOM 4: 2.22m x 2.73m
Light fitting, blind, oak engineered flooring.

BATHROOM: 1.65m x 2m
Light Fitting, wall and floor tiling, mirror wash hand basin WC with Triton electric shower.



FEATURES INTERNAL:

Nest thermostat heating system
Oil condenser burner upgraded 2020
Fully alarmed – remote monitored or via app
WIFI4 Immersion timer – automated via app
Sunroom built 2022 including certs
Replastered walls throughout
Upgraded semi engineered oak flooring upstairs with soundproofing
All blinds and curtains included in the sale
All light fittings included in the sale
All kitchen appliances as per kitchen description included in the sale

FEATURES EXTERNAL:

Fully landscaped limestone patio with outdoor ambiance lighting
Astroturf with mature planting
Large side entrance
Barna shed
PVC double glazing
PVC fascia and soffits
Outside lights
Outside tap
Outside sockets
Not overlooked to the rear
CCTV cameras front and rear
Garden upgraded 2022
South facing
Solar panels plus battery - near zero electricity bills
Access to Castletown forest

SQUARE FOOTAGE: 119.37sqm / 1284sqft
HOW OLD IS THE PROPERTY: C.1992
BACK GARDEN ORIENTATION: South facing
BER RATING: B2 - 122.94 kWh/m²/yr
BER NUMBER: 107116915
EMISSIONS INDICATOR: 30.94 kgCO₂ /m²/yr
SERVICES: Mains water, mains sewage
HEATING SYSTEM: Oil Fired Central heating
HOUSE STATUS: Owner-occupied

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**

