

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

4 Glenidan Court, Enfield, Co. Meath. A83 YC97.



Welcome to the epitome of elegance and luxury living in Enfield, Co. Meath. Nestled within a highly sought-after small development, this stunningly designed and beautifully extended 4/5 bedroom detached residence is a true testament to exquisite craftsmanship and meticulous attention to detail. This home boasts a host of expensive upgrades and no money has been spared on this superb family home.

Offers in Excess of €535,000



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/DINING/LIVING ROOM AREA: (LSHAPED)
9.24M X 7.24M

Coving, light fittings, recessed lights, new Roman style blind, open plan stunning designer kitchen, with ample wall and base units, island unit, oven, hob, extractor fan, integrated dishwasher, wood burning stove in the living area, new oak style wooden flooring., sliding patio doors leading to a sun trapped back garden TV point.

UTITLIY ROOM; 2.38M X 1.41M
Light fitting, fitted units, shelving, area fully plumbed, boiler, new Roman blind, new oak style wooden flooring.

GUEST WC: 1.42M X 1.05M
Light fitting, designer sanitary ware, W.C., W.H.B., vanity unit, wall tiles, floor tiles, heated towel rail.

SITTING ROOM: 3.91M X 3.62M
Coving, centre rose, light fitting, feature a bay window, new black out blinds, feature fireplace with a wood burning stove, fitted wall panelling on the back wall, new oak style wooden flooring. t.v. point.

HALLWAY: 6.5M X 1.75M
Coving, centre rose, light fitting, wooden panelling, new carpet on stairwell, with under the stairs storage with hanging rails and pull out storage, alarm keypad, fuse box, new oak style wooden flooring.

BEDROOM 5: 4.58M X 2.77M
Recessed lights, features a bay window, blind, Sliderobes, new oak style wooden flooring.

ENSUITE: 1.96M X 1.54M
Light fitting, designer sanitary ware, W.C., W.H.B., vanity unit, wall tiles, floor tiles, heated towel rail, electric shower.

UPTAIRS ACCOMMODATION

LANDING: 4.08M X 1.84M
Light fitting, new oak style wooden flooring.

BEDROOM 1: 3.83M X 2.98M
Coving, light fitting, new black out blind, Sliderobe, fitted wardrobe, new oak style wooden floors, shower room off bedroom with a shower.

BEDROOM 2: 3.37M X 2.87M
Coving, light fitting, new black blind, fitted wardrobe, fitted vanity unit, new oak style wooden flooring.

BEDROOM 3: 3.24M X 3.08M
Coving, light fitting, new black blind, fitted wardrobes, new oak style wooden flooring.

BEDROOM 4: 2.68M X 2.52M
Coving, light fitting, new blackout blind, fitted wardrobes, new oak style wooden flooring.



BATHROOM: 2.48M X 1.94M
Light fitting, designer sanitary ware, W.C., W.H.B., vanity unit, wall tiles, floor tiles, heated towel rail, bath, separate shower with an electric Triton T90z shower.

FEATURES INTERNAL:
Beautifully extended 5 bed detached family home
Spacious and luxurious living accommodation
New blackout ad Roman blinds
Designer kitchen
Stunning interior
Exquisite presentation and attention to detail
All light fittings included in sale
All blinds included in sale
Property fully alarmed
New panelling on walls
New oak style wooden flooring
Perfect family home walking distance from everything in the heart of the vibrant village of Enfield

FEATURES EXTERNAL:
Double glazed windows
Outside tap
Side gates
Garden sheds
Driveway for off street parking with electric gates
Property not overlooked at the back
Stunning front and back gardens
The property has a back gate given access to the back of the house/ Estate

SQUARE FOOTAGE: 168.86 sqm / 1817.59 sqft

HOW OLD IS THE PROPERTY: Under 30 years approx

BACK GARDEN ORIENTATION: East Facing

BER RATING: C1 - 168.61 kWh/m²/yr

BER NUMBER: 103582771

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
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**

