

**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)**  
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**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**

**37 Vanessa Lawns, Celbridge, Co. Kildare. W23 F2D0.**



Circle of Legends` and Award-winning Auctioneering Team for the last 22 years, Team Lorraine Mulligan of RE/MAX Results welcomes you to No. 37 Vanessa Lawns, Celbridge, Co. Kildare. This beautifully presented four-bedroom detached family home is ideally located within this mature and highly sought-after residential development. No. 37 is a modern and spacious property that comes to the market in excellent condition throughout.

**Offers in Excess of €595,000**



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

**HALLWAY:** 5.23m x 1.66m  
Light fitting, radiator cover, wall panelling, wooden floor, solid oak doors leading to the porch area.

**KITCHEN:** 3.83m x 3.52m  
Light fitting, grey base and wall units, tiled splashback area, stainless steel sink, area fully plumbed, American fridge freezer, induction hob, double oven, extractor fan, integrated dishwasher, wine cooler, floor tiles, back door leading to garden.

**DINING ROOM:** 3.57m x 3.54m  
Coving, light fitting, blinds, radiator cover, wooden floor, sliding door leading to garden, solid oak doors leading to living room.

**LIVING ROOM:** 3.57m x 3.54m  
Coving, spotlights, blinds, curtains, feature fireplace with limestone hearth, wooden floor.

**PLAYROOM:** 5.02m x 2.34m  
Coving, light fitting, blinds, wooden floor.

**GUEST W.C.:** 2.07m x 1.72m  
Light fitting, wash hand basin with vanity unit, W.C., washing machine, dryer, wall tiles, floor covering.

## UPSTAIRS ACCOMMODATION

**LANDING:**  
Light fitting, hot press with dual immersion, access to attic with folding ladder, attic is floored, wall panelling, carpet.

**MASTER BEDROOM:** 4.22m x 3.81m  
Light fitting, blind, curtains, fitted wardrobes, wooden floor.

**ENSUITE:** 2.4m x 0.84m  
Light fitting, extractor fan, light fitting, touch mirror, W.C., wash hand basin with vanity unit, rainwater shower, wall and floor tiling.

**BEDROOM 2:** 3.27m x 4.07m  
Spotlight, blinds, curtains, fitted wardrobes, wooden floor.

**BEDROOM 3:** 4.22m x 3.81m  
Light fitting, blind, dado rails, fitted wardrobes, wooden floor.

**BEDROOM 4:** 3.8m x 3.01m  
Light fitting, blind, curtains, fitted wardrobes, wooden floor.

**MAIN BATHROOM:** 3.28m x 1.76m  
Light fitting, extractor fan, wash hand basin with vanity unit, light, touch mirror, W.C., bath with overhead rain shower, wall and floor tiles.

## OUTSIDE

**GARDEN STUDIO:** 6.5m x 3.8m  
Spotlight, blind, wooden floor.



## INTERNAL FEATURES

All blinds included in the sale  
All curtains included in the sale  
All light fittings included in the sale  
All electrical appliances included in the sale  
Bright and spacious four-bedroom home  
Excellent condition throughout  
Living room features a fireplace  
Fully alarmed

## EXTERNAL FEATURES

PVC triple-glazed windows  
PVC fascia and soffits  
Mature landscaping  
Side gate  
Garden studio  
Outside tap, socket and light  
Large side area  
Not overlooked to the rear  
Overlooks green  
Off-street parking for two cars

**SQUARE FOOTAGE:** 132.78sqm / 1429sqft

**HOW OLD IS THE PROPERTY:** Built in 1981

**BACK GARDEN ORIENTATION:** South-West facing

**BER RATING:** C3 - 203.99 kWh/m<sup>2</sup>/yr (with B1 potential according to the BER report )

**CO2 EMISSIONS INDICATOR:** 43.98 kgCO<sub>2</sub> /m<sup>2</sup>/yr

**BER NUMBER:** 104201298

**SERVICES:** Mains water, mains sewerage

**HEATING SYSTEM:** Gas Fired Central Heating

**PARKING:** Off-street parking for two cars

**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**

