

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

20 Kinvara Avenue, Navan Road, Dublin 7, D07 X6W4.



'Circle of Legends' National and International Award-winning agent, Team Lorraine Mulligan of RE/MAX Results for 22 years, proudly welcomes you to this neat three-bedroom terraced residence with enormous potential, boasting a truly impressive rear garden extending approximately 50 metres in length. This delightful home comes to the market in good condition but would benefit from some modernisation, offering the perfect opportunity for a discerning buyer to create their dream home.

Offers in Excess of €495,000



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
 VAT No. IE 9669142H Registered in Ireland No: 446829 PSRA Licence No: 002196

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

ACCOMMODATION

KITCHEN: 3.2m x 2.32m
Light fitting, blind, wall and base cabinets, stainless steel sink, cooker, oven, extractor fan, freedge, washing machine, floor covering, door to rear garden.

LIVING ROOM: 3.72m x 3.74m
Light fitting, coving feature fireplace, wooden floor blinds, curtains, double doors leading to dining.

DINING ROOM: 4.44m x 3.35m
Light fitting, blinds, curtains, Coving, wooden floor.

HALL:
Light fitting, blind, curtains, carpet, shelf, under stair storage.

PORCH: 1.52m x 1.58m
Light filling, wooden floor.

LANDING:
Light fitting, carpet, attic access, attic not floored.

BEDROOM 1: 4.05m x 3.36m
Light fitting, blind, curtains, carpet, feature fireplace with Harte.

BEDROOM 2: 3.92m x 3.41m
Light fitting, blinds, curtains, carpet, feature fireplace with Harte, wardrobe.

BEDROOM 3: 2.75m x 2.32m
Light fitting, blind, carpet.

BATHROOM: 2.65m x 1.41m
Light fitting, curtain, bath, corner shelf, sink unit with storage, electric shower Triton T 90 Sr, dual immersion with shelving.

W.C:
Light fitting, wall covering, floor covering, WC.



FEATURES INTERNAL:

All curtains & blinds included in the sale
All carpets included in the sale
All kitchen appliances as per kitchen section included in the sale
Opportunity for reconfiguration or modernisation
Bright living room and kitchen
Oil-fired central heating
Double-glazed windows throughout

FEATURES EXTERNAL:

Rear garden is a fantastic length
Close proximity to Phoenix Park/Zoo
Local primary and secondary school within walking distance of town
close to the airport
PVC double glaze windows
Decking
Pergola
Block built shed
Mature landscape gardens
Rear garage
Rear access
East facing

SQUARE FOOTAGE: C.101 sqm / 1087 sqft

HOW OLD IS THE PROPERTY: Built in C. 1957

BACK GARDEN ORIENTATION: East facing

BER RATING: E1 - 338.18 kWh/m²/yr

BER NUMBER: 118930411

HEATING: Oil for central heating

SERVICES: Mains water mains sewerage

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**

