

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

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

14 Millbank, Sallins, Co. Kildare. W91 VH56.



Award-winning Auctioneering Team for the last 23 years, Team Lorraine Mulligan of RE/MAX Results, presents this modern, cozy, and spacious three-bed mid-terrace duplex with a back garden. This property has been professionally painted throughout in a warm, clean and neutral colour. The windows and doors have all been upgraded to brand new PVC double-glazed windows and there has been brand new carpets laid also.

Offers in Excess of €345,000



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 Tel: 01 6272770
 Fax: 01 6272720

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 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
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ACCOMMODATION

DOWNSTAIRS ACCOMMODATION

ENTRANCE HALLWAY 1: 5.00M X 1.88M
Coving, light fitting, coat rack, floor covering, carpet on the stairwell.

GUEST W.C.: 1.96M X. 80 M
Light fitting, W.C., WHB, floor covering.

KITCHEN/DINING ROOM: 5.85M X 3.28M
Light fitting, Maple shaker-fitted kitchen with wall and base units, storage press, table with four chairs, 4-plate gas hob, electric oven, worktops, fridge/freezer, dishwasher, washing machine, floor covering, back door leading to the garden area, double doors leading to the sitting room.

SITTING ROOM: 4.76 X 3.89M
Coving, light fitting, wall lights, blind, feature fireplace, carpet, double doors leading to the kitchen/dining area.

UPSTAIRS ACCOMMODATION

LANDING:
Light fitting, access to the attic, hot press with an immersion, carpet.

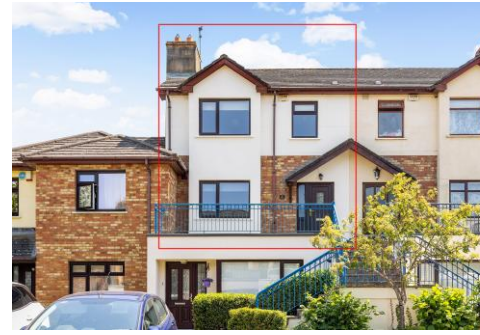
BEDROOM 1: 3.90M X 3.76M
Light fitting, blackout blind, fitted wardrobes, carpet.

ENSUITE: 1.54M X 1.53M
Light fitting, W.C., W.H.B., shower, glass shower door, wall and floor tiles.

BEDROOM 2: 3.76M X 2.96M
Fitted wardrobes, wooden floor.

BEDROOM 3: (Nursery) 4.05M X 2.75M
Fitted wardrobe, radiator cover, wooden floor.

BATHROOM: 2.56M X 1.89M
Light fitting, W.C., W.H.B., electric `Triton T90AZ` electric shower over bath, glass shower door, wall and floor tiles.



FEATURES INTERNAL:

All blinds included in sale
All light fittings included in sale
Professionally painted throughout
Brand new carpets
All kitchen appliances included in the sale as listed under the kitchen section
Kitchen table and chairs included in sale
Property boasts lots of excellent potential
Beautifully designed home
Large open fireplace in the sitting room
Excellent portions bedrooms
Property is in excellent and turn-key condition

FEATURES EXTERNAL & GARDENS:

Brand new composite front door
Brand new PVC windows throughout
Back garden
Communal parking
Excellent location
Walking distance of the vibrant village of Sallins and town of Naas

SQUARE FOOTAGE: C. 1036.99sqft \ C.96.34sqm as per BER report

HOW OLD IS THE PROPERTY: Built in 2002

BER RATING: C2 - 184.29 kWh/m²/yr (B2 potential as per BER report)

BER NUMBER: 106005655

SERVICES: Mains water and mains sewerage

HEATING SYSTEM: Gas-fired central heating and solid fuel.

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**

