

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

24 The Close, Hazelhatch Park, Celbridge, Co. Kildare. W23 TW96.



'Circle of Legends' & Award-winning International REMAX Agent for the last 23 years, Team Lorraine Mulligan of RE/MAX Results welcomes you to this gorgeous and very cosy B3 BER energy-rated two-bed mid terraced home with a host of expensive upgrades, including a remodelled stunning designer kitchen, upgraded and remodelled guest W.C., and bathroom. This property also boasts beautiful flooring. No. 24 comes to the market in pristine and turnkey condition.

Offers in Excess of €385,000



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RE/MAX National No.1 Top Selling Agent & Office 2007-2017
 Lorraine Mulligan Ltd. T/A Team Lorraine Mulligan. Directors: Lorraine Mulligan, Lesley Kennedy
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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

ACCOMMODATION

DOWNSTAIRS ACCOMMODATION

REMODELLED KITCHEN/DINING AREA: 3.56M X 2.81M

Recessed lights, bay window, upgraded fitted kitchen, wall and base units, quartz worktops with matching splashback area. `Quoker` instead hot water tap for making tea, coffee, or cleaning, white granite composite sink, area fully plumbed, 4 plate induction hob, extractor fan, integrated oven and microwave, integrated fridge freezer, integrated dishwasher, washing machine and tumble dryer included in sale, gas boiler, blinds, wooden floor.

SITTING ROOM: 4.91M X 3.46M

Coving, recessed lights, wall lights, wooden floor, sliding patio doors leading to the garden area.

REMODELLED GUEST WC: 1.98M X 1.38M

Recessed lights, feature brick wall tiles, floor tiles, W.C., W.H.B with a vanity unit.

HALLWAY: 4.55M X 1.86M

Coving, recessed lights, radiator cover, fuse box, wooden floors, matching wooden floors on stairwell.

UPSTAIRS ACCOMMODATION

LANDING: 4.73M X 1.99M

Light fitting, access to the attic, hot press with an immersion, wooden floor.

BEDROOM 1: 3.66M X 3M

Light fitting, curtains, wooden floor.

BEDROOM 2: 4.68M X 2.99M

Light fitting, curtains, wooden floor.

REMODELLED BATHROOM: 2.95M X 1.58M

Recessed lights, W.C., W.H.B., with a vanity unit, electric `Mira Elite SE` shower over bath, glass shower door, wall-to-ceiling wall tiling, floor tiling.

GARDEN

Stunning patio and lawn area.



FEATURES INTERNAL:

All light fittings included in the sale
All blinds included in the sale
All curtains included in the sale
All electric appliances as per the kitchen section of the brochure
Turnkey home in excellent condition
Upgraded kitchen and sanitary ware
Naturally warm, cosy and comfortable house

FEATURES EXTERNAL:

PVC double glazed windows
Maintenance-free exterior
Gorgeous patio area with an awning
Lawn area to the rear
On-street parking with plenty of overflow parking

SQUARE FOOTAGE: C.77.58 sqm / 835.06 sqft

YEAR BUILT: 2005

SERVICES: Mains water, mains sewerage.

HEATING SYSTEM: Natural gas.

BER CERT: B3 (147.72 kWh/m²/yr with an A3 potential as per BER report.)

BER NUMBER: 108735994

MONTHLY RENTAL POTENTIAL: €2,500/€3,000per month approx

MANAGEMENT FEE PER YEAR: €360 per year approx

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**

