

**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, 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](mailto: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**

**96 Crodaun Forest Park, Celbridge, Co. Kildare. W23VH73.**



Award-winning Auctioneering Team for over 23 years, Team Lorraine Mulligan of RE/MAX Results, welcomes you to this bright, comfortable, spacious and very pleasant 4 bedrooomed home with a garage that can easily be converted to a playroom, downstairs bedroom or home office. This family home spans to a perfect size of C.1,341sq ft/ C.129.24sqm. This delightful 'Turnkey' family home comes to the market in pristine condition and has been deep cleaned and professionally painted for sale.

**Offers in Excess of €499,950**



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](mailto:office@teamlorraine.ie)  
 Websites [www.remax.ie](http://www.remax.ie) [www.teamlorraine.ie](http://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

HALLWAY: 7.6M x 2.03M

Light fitting, wooden floor, carpet on the stairwell.

GUEST WC: 1.80M x 0.93M

Light fitting, wall tiles, W.C., W.H.B with a vanity unit, wooden floor.

KITCHEN: (L Shaped) 5.00M x 3.87M

Light fitting, quality fitted kitchen unit with wall and base units, stainless-steel sink, chrome extractor hood, 4 electric hob, oven, tiled splashback area, counter tops, fridge freezer, area fully plumbed, washing machine, floor covering, back door leading to sun-trapped garden area.

SITTING ROOM/ DINING ROOM: 8.13M x 2.13M

Coving, centre rose, light fitting, curtains, blinds, marble featured open fireplace, wooden floor, TV point.

GARAGE:

With electrics.

## UPSTAIRS ACCOMMODATION

LANDING:

Light fitting, hot press with an immersion, access to the attic, pulldown ladder into the attic, carpet.

BEDROOM 1: 4.47M x 3.23M

Light fitting, black out blinds, fitted units, vanity unit, carpet.

ENSUITE: 2.33M x .97M

Light fitting, extractor fan, W.H.B., electric 'Triton T90z' electric shower, 'Retro' wall tiling, floor tiling.

BEDROOM 2: 4.92M x 2.80M

Light fitting, black out blinds, fitted wardrobes, carpet.

BEDROOM 3: 3.26M x 3.10M

Light fitting, black out blinds, fitted wardrobes, carpet.

BEDROOM 4: 3.90M x 2.43M

Light fitting, carpet.

BATHROOM: 1.96M x 1.77M

Light fitting, W.C., W.H.B., walk in wet area, 'Rain' shower head bath with a handheld shower unit, wall tiling, floor tiling.



## FEATURES INTERNAL:

All light fittings

All blinds

All curtains

All kitchen appliances as per stated in the kitchen and utility section of this brochure

Kitchen has been spray painted to give it a fresh new look

This home can be found in pristine condition and is a 'turnkey' home

Large kitchen/dining area that are all open plan

Attic is insulated

New boiler

Stunning and spacious master bedroom with ensuite

## FEATURES EXTERNAL:

PVC double glazed windows

PVC fascia & soffit

Outside tap

Landscaped mature gardens

Side gate

Property located in a quiet cul de sac

Off street parking for safe and secure parking

Spacious driveway and can accommodate up to two cars

Brilliant, exclusive and peaceful development

Superb neighbours

Mature development with lots of green spaces and mature trees

Private gate access to the beautiful Castletown Demesne

Located on the 'Dublin side' of Celbridge for fast access to the M4 motorway

**SQUARE FOOTAGE:** C.129.24sqm/ C.1,391 sqft

**HOW OLD IS THE PROPERTY:** Built in C.1989

**BACK GARDEN ORIENTATION:** South facing

**BER RATING:** C1– 167.09 kWh/m<sup>2</sup>/yr (A3) potential as per BER report

**BER NUMBER:** 110513264 - 16/12/2035

**SERVICES:** Mains water, mains sewerage.

**HEATING SYSTEM:** Gas-fired 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**

