

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

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 bedroomed 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
 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
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/m²/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**

