

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

22 Castle Village Walk, Celbridge, Co. Kildare. W23 VX52.



'Circle of Legends' & Award-Winning International RE/MAX Agent for over 22 years, Team Lorraine Mulligan of RE/MAX Results is delighted to present No. 22 Castle Village Walk. This exceptional, beautifully maintained, modern, and spacious 4-bedroom semi-detached home is ideally located within the highly sought-after and mature development of Castle Village in Celbridge.

Offers in Excess of €520,000



Main Street, Celbridge, Co. Kildare
 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
 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

KITCHEN (EXTENSION): 5.95m x 5.5m
Velux windows, light fittings, Venetian blinds, cream shaker wall and floor cabinets, granite worktop, granite splashback area, double oven, hob, extractor fan, microwave, island with granite worktop, stainless sink, integrated dishwasher, storage space, wine rack, crystal display cabinet, high gloss floor tiles, French doors leading to garden area.

DINING AREA: 4.27m x 5.85m
Spotlights, light fitting, coving, electric affect fire (?), high gloss tiles, French door leading to garden area.

UTILITY ROOM:
Light fitting, wall and floor cabinets, area fully plumbed, washing machine, dryer, high gloss floor tiles.

LIVING ROOM: 5m x 3.43m
Light fitting, coving, centre rose, blinds, curtains, features bay window, features fireplace with surround hearth, wooden floor.

GUEST WC:
Light fitting, wall and floor tiles, WC, wash hand basin.

HALL:
Light fitting, centre rose, coving, radiator cover, dado rail, wooden floor, carpet on the stairs, front porch area, under the stairs storage.

UPSTAIRS ACCOMMODATION

LANDING:
Light fitting, dado rail, hot press with dual immersion, shelving and storage, carpet, attic access with folding attic stairs.

BEDROOM ONE: 3.97m x 2.59m
Light fitting, Roman blind, fitted wardrobes, carpet.

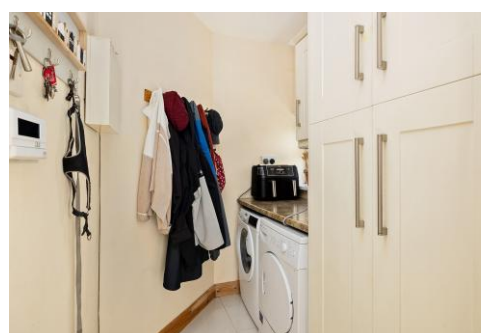
ENSUITE:
Spotlights, extractor fan, heated towel rail, `Triton T90Z` electric shower, wash and basin with vanity unit, WC, wall and floor tiling.

BEDROOM TWO: 3.63m x 2.91m
Light filling, blinds, fitted wardrobes, wooden floor.

BEDROOM THREE: 2.23m x 2.23m
Light fitting, blind, built-in desk/vanity unit, slide robes, wooden floor.

BEDROOM FOUR/WALK IN WARDROBE/OFFICE: 2.33m x 2.44m
Light fitting, blind, fitted wardrobe, floor covering.

MAIN BATHROOM: 2.11m x 1.64m
Spotlights, extractor fan, shaving light and socket, wall-mounted mirror, wash hand basin with mirror, bath with overhead shower, WC, heated towel rail, wall and floor tiles.



FEATURES INTERNAL:

Bathrooms upgraded
Kitchen upgraded
All blinds and curtains included in the sale
All light fittings included in the sale
Certain items of furniture possible as an additional option

FEATURES EXTERNAL:

PVC double glazing
PVC fascia and soffits
Teak double glazing in kitchen extension
Cobble lock patio
Cobble lock driveway with parking for up to 3 cars
Outside tap
Outside light
Secure light
Large side entrance outside
Decking
Stainless steel shed with lights and a socket
Mature landscaping
Raised flower beds
Decorative lighting
Outside sockets
South-facing garden, not overlooked
Located in a quiet cul-de-sac

SQUARE FOOTAGE: 133.84 sqm

HOW OLD IS THE PROPERTY: Built in C.1997

BACK GARDEN ORIENTATION: South-Facing

BER RATING: C2 - 178.68 kWh/m²/yr

BER NUMBER: 119333615

EMISSIONS INDICATOR: 44.44 kgCO₂ /m²/yr

SERVICES: Mains water, mains sewage.

HEATING SYSTEM: Oil fired central heating

HOUSE STATUS: Owner-occupied.

DISCLAIMER: All information above is compiled from publicly available sources (estate agent brochures, development websites, transport info etc.) and is believed to be accurate at time of writing. Prospective buyers should verify details (travel times, services, local amenities, etc.) independently.

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**

