

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

19 Beatty Park, Celbridge, Co. Kildare. W23 Y8C8.



'Circle of Legends' & Award-Winning International RE/MAX Agent for over 22 years, Team Lorraine Mulligan of RE/MAX Results is proud to introduce this wonderful 3-bedroom semi-detached home located in the ever-popular and mature development of Beatty Park, Celbridge. No. 19 is a warm, inviting, and superbly maintained property that instantly offers that 'home sweet home' feeling the moment you step inside.

Offers in Excess of €390,000



Main Street, Celbridge, Co. Kildare
 Tel: 01 6272770
 Fax: 01 6272720

Unit 2, 11 Lower Main Street, Lucan, Co. Dublin
 Tel: 01 6283660
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Email: office@teamlorraine.ie
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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 ACCOMODATION

PORCH:
Light fitting, ceramic tiles, porch leading to hallway.

HALLWAY: 4.8m x 1.72m
Light fitting, under-stairs modular storage, solid oak flooring, carpet on stairs.

KITCHEN: 3.13m x 5.2m
Light fitting, high-quality white Nolan Kitchen cabinets, tiled splashback area, stainless steel sink, area fully plumbed, oven, cooker, hob, extractor fan, ceramic tiles, UPVC back door with blind leading to rear garden.

GUEST WC:
Light fitting, W.C., W.H.B., with vanity unit, wall and floor tiles.

LIVING ROOM: 5.2m x 3.41m
Light fitting, curtains, blinds, solid fuel / wood burning stove in fireplace, solid oak flooring.

UPSTAIRS ACCOMMODATION

LANDING:
Light fitting, hot press with immersion and shelving, attic access, carpet.

BEDROOM 1: 3.76m x 3.35m
Light fitting, blinds, fitted wardrobes, wooden floor.

BEDROOM 2: 3.88m x 2.75m
Light fitting, curtains, blinds, fitted wardrobes, wooden floor.

BEDROOM 3: 2.76m x 2.31m
Light fitting, blinds, fitted wardrobes, wooden floor.

MAIN BATHROOM: 2.53m x 1.76m
Light fitting, mirror, W.C., W.H.B., bath with shower, wall and floor tiles.



FEATURES INTERNAL:

- All blinds included in sale
- Selected curtains included
- All light fittings included
- All carpets included
- Selected kitchen appliances: oven, cooker, hob, extractor fan, Fully alarmed
- Solid oak doors throughout the house.

FEATURES EXTERNAL:

- PVC double-glazed windows
- Outside tap
- Outside light
- Three security cameras all in working order
- Mature gardens
- Raised flower beds
- Side gates
- Property located in a quiet cul-de-sac
- Overlooking a green area
- Garden shed 8ft X 14ft included in sale

SQUARE FOOTAGE: C.88.05 sqm / C.947.9 sqft

HOW OLD IS THE PROPERTY: Built in C.1985

BACK GARDEN ORIENTATION: Southerly Facing

PARKING SPACE: Off-street parking

BER RATING: C2 - 178.8 kWh/m²/yr

BER NUMBER: 102517158

HEATING SYSTEM: Natural gas fired central heating

SERVICES: Mains water, mains sewerage.

HOUSE STATUS: Owner-occupied

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**

