Team Lorraine Mulligan RE/MAX Results

• Award Winning • Dedicated • Experienced • Passionate

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

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242 Crodaun Forest Park, Celbridge, Co. Kildare. W23 KC80.

Award-winning Auctioneering Team for over 23 years, Team Lorraine Mulligan of RE/MAX Results, welcomes you to this upgraded, bright, modern and beautifully presented 3-bedroom semi-detached family home located in the ever-popular and mature development of Crodaun Forest Park. No. 242 is a spacious and well-maintained home that offers a perfect blend of comfort, style and practicality for modern family living.

Offers in Excess of €445,000

BER C2

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

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.teamlorrraine.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

DOWNSTAIRS ACCOMMODATION

HALLWAY: 6.13M x 1.76M
Light fitting, alarm key panel, fuse box, floor tiles carpet on the stairwell.

GUEST WC: (Upgraded Sanitary Ware) 1.47M x .74M
Light fitting, W.C., W.H.B with a vanity unit, wall tiles and floor tiles.

KITCHEN/DINING AREA: (Upgraded Kitchen) 5.45M x 4.06M
Light fitting, blinds, high quality designer fitted kitchen unit with wall and base units and rose gold handles, stainless-steel sink, extractor fan, 5 plate gas hob, oven, quartz counter tops, area fully plumbed, integrated dishwasher, breakfast bar, floor tiling, French double doors leading to the rear garden.

SITTING ROOM: 4.06M x 3.59M
Coving, light fitting, blinds, attractive featured open fireplace, hardwood wooden floor.

UPSTAIRS ACCOMMODATION

LANDING:
Light fitting, carpet.

BEDROOM 1: 3.57M x 3.24M
Coving, light fitting, blinds, curtains, wooden floor.

ENSUITE: (Upgraded Sanitary Ware) 2.34M x .1.9M
Light fitting, extractor fan, heated towel rail, W.H.B. with vanity unit, W.C., wall tiling with an in-built shelf, walk-in wet area, power shower, floor tiling.

BEDROOM 2: 3.38M x 2.37M
Light fitting, blind, curtains, wooden floor.

BEDROOM 3: 2.99M x 2.26M
Light fitting, blind, curtains, wooden floor.

BATHROOM: 1.94M x 1.67M
Light fitting, W.C., W.H.B., mirror with s shaving light, extractor fan, shower over bath, wall tiling, floor covering.

FEATURES INTERNAL:

All light fittings included in sale
All venetian blinds are new throughout the house
All curtains except the sitting room curtains
Kitchen and Hall fully retiled
New fully fitted kitchen from Panelling Centre
Kitchen appliances as per stated in the kitchen section of this brochure
Granite work top, island and backsplash
Hardwood Floors Sitting Room
New carpet stairs landing
Internal doors to kitchen and sitting room upgraded
Wet room/Shower/Toilet Upstairs to create an Ensuite, Mixer shower
Gas central heating, Combi Boiler, Hot water throughout the house
Water pump for extra pressure

Front hall reconfigured and insulated
This home can be found in pristine condition and is a `turnkey` home

FEATURES EXTERNAL:

PVC new double-glazed windows
Off-street parking for safe and secure parking
Garden Granite 30mm paving
All external windows and Doors changed. They are now tilt and turn
Exterior house newly painted
Front door granite step
gravel driveway newly added
Landscaped garden with drainage and flower beds
Low-maintenance garden
Home located in a quiet and peaceful cul de sac so is very private and safe
Brilliant, exclusive and peaceful development
Access to the stunning Castletown Estate via two pedestrian gates for gorgeous walks

SQUARE FOOTAGE:	C.98sqm / 1055sqft
HOW OLD IS THE PROPERTY:	Under 40 years old
BACK GARDEN ORIENTATION:	West facing
BER RATING:	C1– 177.53 kWh/m²/yr
BER NUMBER:	109917419 - 08/10/2028
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**