

**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](http://teamlorraine.ie), [myhome.ie](http://myhome.ie) and [daft.ie](http://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

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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**

**10 The Close, Wolstan Haven, Celbridge, Co. Kildare. W23 F542.**



International award-winning auctioneering team with over 23 years' experience, Team Lorraine Mulligan of RE/MAX Results Celbridge & Lucan is proud to present No. 10 Wolstan Haven — a distinguished three-bedroom semi-detached residence of exceptional quality, featuring a utility room, generous proportions, and outstanding future potential in an exceptional location. This elegant home has been lovingly cared for by its original owners and is presented in impeccable, turnkey condition throughout.

**Offers in Excess of €499,950**



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RE/MAX National No.1 Top Selling Agent & Office 2007-2017  
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### DOWNSTAIRS ACCOMMODATION:

**HALLWAY:** 4.87M X 1.80M  
Coving, centre rose, light fitting, fuse box, property alarm, ceramic tiles in hallway, carpet on stairwell, radiator cover, stunning double composite front door.

**GUEST WC:**  
Light fitting, W.C., W.H.B., wall tiling

**KITCHEN:** 6.18M X 2.559M  
Centre rose, light fitting, blind, high quality style fitted kitchen with extra wall and base storage units, crystal display cabinets, wine rack, tiled splashback area, work tops, stainless steel sink, area fully plumbed, dishwasher, integrated fridge freezer, `Leisure` range master with 5 ring gas hob and electric ovens, extractor fan, ceramic tiles, back door leading to the garden area, radiator cover.

**UTILITY ROOM:** 2.34M X 2.03M  
Light fitting, new `Dietrich` gas boiler, work top, stainless steel sink, area fully plumbed, washing machine, tumble dryer, tiles on the floor, back door leading to the back garden.

**SITTING ROOM:** 5.58M X 3.41M  
Coving, centre rose, light fitting, marble feature fireplace with a coal effect gas stove, features a bay window, blinds, curtains, wooden floor, t.v. point, double doors connecting to the dining room area.

**DINING ROOM:** 3.89M X 2.82M  
Coving, centre rose, light fitting, radiator cover, curtains, wooden floor, French double doors leading to the sun trapped back garden and decked area, double doors connecting to the sitting room.

**DOWNSTAIRS BEDROOM/OFFICE/PLAYROOM:** 4.94M X 2.30M  
Coving, centre rose, light fitting, blinds, curtains, wooden floor.

### UPSTAIRS ACCOMMODATION:

**LANDING:**  
Coving light fitting, access to the attic, pulldown, attic stairs, attic, partially floor, hot press with an immersion.

**BEDROOM 1:** 3.81 M X 3.55M  
Light fitting, fitted wardrobes, blind, curtains, wooden floor, T.V and telephone point.

**ENSUITE: (WITH A WINDOW)** 1.67M X 1.47M  
Recessed lighting, floor to ceiling tiling, W.C., W.H.B., with vanity unit, shower, glass shower doors.

**BEDROOM 2:** 4.48M X 3.02M  
Light fitting, blinds, curtains, fitted wardrobes, wooden floor.

**BEDROOM 3:** 2.77M X 2.35M  
Light fitting, blind, curtains, fitted wardrobes, fitted bed, wooden floor.

**BATHROOM (WITH A WINDOW):** 2.34M X 1.777M  
Recessed lighting, wall and floor tiles, blind, W.C., W.H.B., spotlights over sink, bath ceramic tile.



### FEATURES INTERNAL:

All carpets included in sale  
All blinds included in sale  
All light fittings included in sale  
All kitchen electrical appliances included in sale as per kitchen description as well as the washing machine and tumble dryer in the utility room  
Superb family/starter home/investment property  
Massive potential  
Utility room  
Downstairs bedroom/playroom/office  
Potential to build up and over the downstairs bedroom in time if more space required subject of course to the relevant planning permission  
Extension to the rear potential subject of course to the relevant planning permission.  
Attic conversion potential

### FEATURES EXTERNAL:

PVC double glazed windows  
PVC fascia & soffit  
Maintenance free exterior  
Outside lights  
Outside tap  
Beautiful professionally designed back garden  
Garden lights  
Stunning patio area  
Raised flower beds  
Stunning collection of colourful flowers, scrubs and trees  
Side gate  
High quality deck area to the rear outside the dining room  
Barna shed  
Property located in a quiet cul de sac  
Property overlooks a stunning and exceptionally well-maintained green area to the front and to the side perfect for children and beloved family pets

**SQUARE FOOTAGE:** C.120.36sqm

**HOW OLD IS THE PROPERTY:** Built in C. 1999

**BACK GARDEN ORIENTATION:** North west facing garden

**BER RATING:** C1 197.27 kWh/m<sup>2</sup>/yr with an A3 potential as per BER report.

**BER NUMBER:** 119372456

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

**HEATING SYSTEM:** Natural 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.

