

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

71 Beech Park, Easton Road, Leixlip, Co. Kildare. W23FD36.



Team Lorraine Mulligan of RE/MAX Results welcomes you to this stunning, warm and cozy 'BER B rated' bright and very comfortable three bed terraced home with a delightful back garden. This magnificent home comes to the market in exceptional condition and has been deep cleaned, freshly painted and has brand new carpets laid on the stairwells, landing and three bedrooms. This home can be found in immaculate, pristine condition and feels as good as new.

Offers in Excess of €395,000



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.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/DINING AREA: 6.09M X 2.56M

Light fitting, high quality fitted kitchen with wall and base units, tiled splashback area, stainless steel sink, area fully plumbed, integrated fridge freezer, washing machine, oven, 4 plate gas hob, extractor fan, doors leading to the sitting room area, ceramic tiles.

SITTING ROOM: 4.57M X 4.12M

Light fitting, gas boiler, wooden floor, t.v. point, French double doors leading to the garden.

HALLWAY: 5.17M X 1.92M

Light fitting, alarm keypad, under stairs storage, new carpet on stairwell, floor tiles in hallway.

LANDING:

Light fitting, new carpet, attic access.

GUEST W.C.: 1.89M X .87M

Light fitting, extractor fan, wall tiling, floor tiling, W.C., W.H.B.

UPSTAIRS ACCOMMODATION

BEDROOM 1: 3.89M X 2.45M

Fitted wardrobes, new carpet.

ENSUITE: 1.75M X 1.59M

Light fitting, extractor fan, wall tiling, floor tiling, W.C., W.H.B., electric Triton AS200XT` shower.

BEDROOM 2: 3.46M X 2.50M

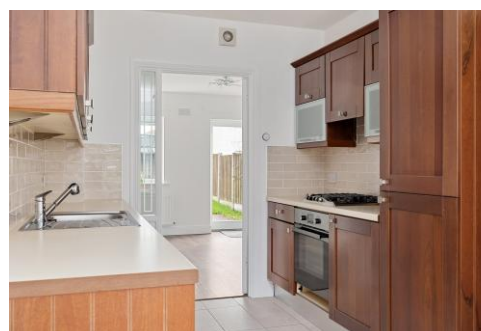
Fitted wardrobes, new carpet.

BEDROOM 3: 3.68M X 1.97M

Fitted wardrobes, new carpet.

BATHROOM: 4.11M X 1.92M

Light fitting, hot press with an immersion, wall tiling, floor tiling, W.C., W.H.B., shower, bath.



FEATURES INTERNAL:

Freshly painted for sale

New carpets on stairwell, landing and three bedrooms

Turnkey home as good as new

All carpets included in the sale

Property fully alarmed

FEATURES EXTERNAL:

Electric car charger installed

Maintenance free uPVC double glazed windows

Maintenance free uPVC fascia, & soffit

Mature garden to the rear

Garden shed

Communal parking

SQUARE FOOTAGE: C. 87 sqm / 936 sqft

HOW OLD IS THE PROPERTY: Built in C. 2006

BACK GARDEN ORIENTATION: North facing

BER RATING: B2 with an A3 potential - 123.85 kWh/m²/yr

BER NUMBER: 101359198

SERVICES: Mains water and mains sewerage

HEATING SYSTEM: Natural gas.

PREVIOUS RENT CHARGED: €1070 pm

DATE RENT SET: 23/01/2022

HEATING SYSTEM: Natural gas.

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**

