

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

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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

9 The Woodlands, Castletown, Celbridge, Co. Kildare. W23P5K8.



“Circle of Legends” and award winning International REMAX Agent for over 23 years, Team Lorraine Mulligan of RE/MAX Results welcomes you to this wonderful 3-bedroom semi-detached bungalow spanning C. 86 sqm with huge potential. (The attics in these houses can also be converted if desired) Nestled in the picturesque development of Castletown, this delightful home exudes a warm and inviting charm.

Offers in Excess of €425,000



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Email: office@teamlorraine.ie
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RE/MAX National No.1 Top Selling Agent & Office 2007-2017
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 VAT No. IE 9669142H Registered in Ireland No: 446829 PSRA Licence No: 002196

ACCOMMODATION

KITCHEN/DINING ROOM: 5.49M x 3.46M
Spotlights, freshly painted fitted kitchen with wall and base units, wooden worktop, tiled splashback, stainless steel sink area, black out blinds, fully plumbed, brand new fridge freezer, dishwasher, washing machine, brand new 4 plate electric hob, brand new oven, wooden floors, double doors leading to the sitting room.

SITTING ROOM: 6.77M x 3.5M
Light fitting, blinds, wooden floor, t.v. point, feature open fireplace, features a bay window, wooden floor, double doors leading to the kitchen/dining area.

HALLWAY: (L Shaped)
Light fitting, Porcelain tiles, carpet on stairs, phone point.

LANDING:
Spot lights, sky light, hot press with immersion and shelving, carpet, attic access, pine ceiling.

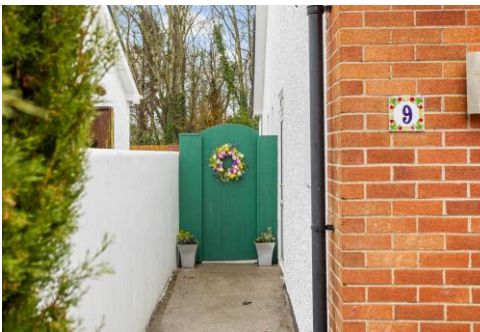
BEDROOM 1: 3.43M X 2.81M
Light fitting, fitted wardrobes, blinds, wooden floor.

BEDROOM 2: 3.46M X 2.34M
Light fitting, inset wardrobe, black out blinds, wooden floor.

BEDROOM 3: 2.42M X 2.30M
Light fitting, black out blind, inset wardrobe, wooden floor.

BATHROOM: 2.42M X 1.74M
Light fitting, partially wall tiling, floor tiling, W.C., W.H.B., vanity unit, electric shower `Triton T90sr`.

CONSERVATORY: 3.21M X 2.42M
Tiled floor, sliding patio door leading to private back garden.



FEATURES INTERNAL:
All carpets included in the sale
All blinds included in sale
All light fittings included in sale
Superb bungalow with massive potential
Attic is convertible as other neighbours have done this to their own homes
Comfortable compact bungalow that is surprisingly spacious

FEATURES EXTERNAL:
PVC double glazed windows
Maintenance free exterior
Parking for two cars
Outside light
Outside tap
Mature gardens to the front and to the back
Generous sized back garden over 16 metres long
Back garden not overlooked and backs onto the stunning Castletown Estate and woodland area
Rear garden with block-built walls boundary
Side gate
Property located in a quiet cul de sac

SQUARE FOOTAGE: C. 85.82 sqm/923.68sqft

HOW OLD IS THE PROPERTY: Built in C. 1983

BACK GARDEN ORIENTATION: East

BER RATING: C2 – with a potential of a B2 as per BER report.182.47 kWh/m²/yr

BER NUMBER: 111079620

SERVICES: Mains water, mains sewerage

HEATING SYSTEM: Oil fired central heating

IS THE HOME OWNER OCCUPIED: Yes

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

