

**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

**EMAIL: [office@teamlorraine.ie](mailto:office@teamlorraine.ie)**  
**PRSA ID: 002196**

**Office: 01 627 2770/ 01 628 3660**

**Mobile No's: Lorraine 086 831 5305 / Lesley 0872540757 / Vikki 0879559499**

**24 The Paddocks, Oldtown Mill, Celbridge, Co. Kildare, W23FW62.**



International award-winning Auctioneering Team for over 23 years, Team Lorraine Mulligan of RE/MAX Results Celbridge & Lucan proudly welcomes you to this beautifully presented three-bedroom end-of-terrace home (with attic conversion potential) located in the ever-popular development of Oldtown Mill. No. 24 enjoys an exceptional position within The Paddocks, overlooking a stunning and beautifully maintained green area to the front.

**Offers Over €415,000**



**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**

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Email: [office@teamlorraine.ie](mailto:office@teamlorraine.ie)  
 Websites [www.remax.ie](http://www.remax.ie) [www.teamlorraine.ie](http://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

### DOWNSTAIRS ACCOMMODATION:

**HALLWAY:** 5.06M X 1.9M  
New composite front door, light fitting, alarm keypad, radiator cover, tiled floor, carpet on stairs.

**GUEST W.C:** 1.6M X 0.86M  
Light fitting, extractor fan, W.C, W.H.B, tiled splashback, mirror storage unit, floor tiles.

**KITCHEN/ DINING AREA:** 5.25M X 2.99M  
Light fitting, blind, fitted kitchen, wall and base units, `Retro` tiled splashback area, sink, area fully plumbed, gas boiler, 4 plate electric hob, oven, extractor fan, floor tiles, radiator cover.

**SITTING ROOM:** 5.14M X 3.89M  
Light fitting, feature open fireplace, radiator cover, French door leading to the delightful back garden, floor tiles.

### UPSTAIRS ACCOMMODATION:

**LANDING:**  
Light fitting, hot press, wooden floor, attic access, fold-down attic ladder.

**BEDROOM 1:** 3.76M X 3.53M  
Light fitting, blinds, fitted wardrobes, radiator cover, wooden floor.

**ENSUITE:** 1.64M X 1.48M  
Light fitting, wall tiling, floor tiling, W.C., W.H.B., mirror storage shelving, corner shower with a glass door, and additional storage base unit.

**BEDROOM 2:** 3.49M X 2.86M  
Light fitting, blinds, wooden floor, radiator cover.

**BEDROOM 3:** 3.64M X 2.17M  
Light fitting, blinds, fitted wardrobe, wooden floor.

**BATHROOM:** 1.86M X 1.80M  
Light fitting, blind, wall tiling, floor tiling, W.C., W.H.B., mirror storage unit, glass shower door, electric `Triton T90sr` shower over bath.



### FEATURES INTERNAL:

Composite front door  
Property fully alarmed  
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  
Superb family/starter home/investment property

### FEATURES EXTERNAL:

PVC double glazed windows  
PVC fascia & soffit  
Maintenance-free exterior  
Outside lights  
Beautiful back gardens with composite fence panels. These are made from recycled plastic and wood fibres, making them rot-proof and maintenance-free  
Side gate  
Stunning stone patio area to the rear  
Steel garden shed  
Property overlooks a stunning and exceptionally well-maintained green area

**SIZE:** C. 94sqm/1012 sqft

**HOW OLD IS THE PROPERTY:** 2004

**BACK GARDEN ORIENTATION:** East facing

**BER RATING:** C2 - 191.18 kWh/m<sup>2</sup>/yr

**CO2 EMISSIONS INDICATOR:** 38.03 kgCO<sub>2</sub>/m<sup>2</sup>/yr

**BER NUMBER:** 119263317

**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.

**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**

