

TO MAKE AN APPOINTMENT

To organize a viewing or to place a bid go the property listing on <http://www.teamlorraine.ie> or scan the QR code on the photograph section of this brochure.

DISCLAIMER

Notice to all parties viewing this brochure

1. This brochure is provided for general guidance only. Nothing in it forms or constitutes an offer, contract, or binding agreement, and none of its contents should be treated as a statement of fact upon which any party can rely.
2. Neither the Agent nor any member of staff has the authority to make representations or give warranties concerning this property on behalf of the vendor.
3. Every description, measurement, and reference to condition, permitted use, or occupation has been prepared in good faith and is believed accurate at the time of preparation. However, prospective buyers and tenants are advised to verify all such details independently through their own inspection or enquiries rather than relying on this brochure alone.
4. The Agent provides no warranty or covenant relating to the property. While familiar with its general appearance and layout, the Agent makes no claim to expertise regarding title or planning matters, and responsibility for confirming the sufficiency of such documentation rests entirely with the purchaser.
5. Confirmation of service availability — whether for current or intended use — is the responsibility of the purchaser. The Agent offers no guarantees or representations on this matter.
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8. References to "Vendor" and "Purchaser" throughout this brochure should be read as including "Lessor" and "Lessee," or "Landlord" and "Tenant," wherever the context applies.

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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24 The Close, Hazelhatch Park, Celbridge, Co. Kildare. W23 TW96.



'Circle of Legends' & Award-winning International REMAX Agent for the last 23 years, Team Lorraine Mulligan of RE/MAX Results welcomes you to this gorgeous and very cosy B3 BER energy-rated two-bed mid terraced home with a host of expensive upgrades, including a remodelled stunning designer kitchen, upgraded and remodelled guest W.C., and bathroom. This property also boasts beautiful flooring. No. 24 comes to the market in pristine and turnkey condition.

Offers in Excess of €385,000



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

REMODELLED KITCHEN/DINING AREA: 3.56M X 2.81M
Recessed lights, bay window, upgraded fitted kitchen, wall and base units, quartz worktops with matching splashback area. `Quoker` instead hot water tap for making tea, coffee, or cleaning, white grantie compsite cople sink, area fully plumbed, 4 plate induction hob, extractor fan, integrated oven and microwave, integrated fridge freezer, integrated dishwasher, washing machine and tumble dryer included in sale, gas boiler, blinds, wooden floor.

SITTING ROOM: 4.91M X 3.46M
Coving, recessed lights, wall lights, wooden floor, sliding patio doors leading to the garden area.

REMODELLED GUEST WC: 1.98M X 1.38M
Recessed lights, feature brick wall tiles, floor tiles, W.C., W.H.B with a vanity unit.

HALLWAY: 4.55M X 1.86M
Coving, recessed lights, radiator cover, fuse box, wooden floors, matching wooden floors on stairwell.

UPSTAIRS ACCOMMODATION

LANDING: 4.73M X 1.99M
Light fitting, access to the attic, hot press with an immersion, wooden floor.

BEDROOM 1: 3.66M X 3M
Light fitting, curtains, wooden floor.

BEDROOM 2: 4.68M X 2.99M
Light fitting, curtains, wooden floor.

REMODELLED BATHROOM: 2.95M X1.58M
Recessed lights, W.C., W.H.B., with a vanity unit, electric `Mira Elite SE` shower over bath, glass shower door, wall-to-ceiling wall tiling, floor tiling.

GARDEN
Stunning patio and lawn area.



FEATURES INTERNAL:
All light fittings included in the sale
All blinds included in the sale
All curtains included in the sale
All electric appliances as per the kitchen section of the brochure
Turnkey home in excellent condition
Upgraded kitchen and sanitary ware
Naturally warm, cosy and comfortable house

FEATURES EXTERNAL:
PVC double glazed windows
Maintenance-free exterior
Gorgeous patio area with an awning
Lawn area to the rear
On-street parking with plenty of overflow parking

SQUARE FOOTAGE: C.77.58 sqm / 835.06 sqft

YEAR BUILT: 2005

SERVICES: Mains water, mains sewerage.

HEATING SYSTEM: Natural gas.

BER CERT: B3 (147.72 kWh/m²/yr with an A3 potential as per BER report.)

BER NUMBER: 108735994

MONTHLY RENTAL POTENTIAL: €2,500/€3,000per month approx

MANAGEMENT FEE PER YEAR: €360 per year approx



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

Are you interested in this property?

Scan the QR code to place an offer or book a viewing