

**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) 6272770**

**TO MAKE AN OFFER**

All offers must be emailed to [lorraine/lesley@teamlorraine.ie](mailto:lorraine/lesley@teamlorraine.ie). We will not accept an offer verbally over the telephone as our Quality Control Department insist on a paper trail. We also require evidence of mortgage approval or if you are a cash buyer we will need a letter from your solicitor or a letter from your bank stating that you have funds in place. We cannot accept bids from people who have not finance in place and who thereby are not in a position to close a sale within the usual 8-10 week time scale.

**WHAT IF I AM IN A BIDDING SITUATION WHAT DO I DO?**

Our Senior Negotiators will always revert to you and give you every opportunity to increase your bid or refrain from bidding further. All our bids are logged in the office and all bidders are welcome to view a bidding log on any property that we have. We 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, myhome.ie and daft.ie.

**CUSTOMER FEEDBACK**

We would appreciate any customer feedback both positive and negative. We want to be the very best auctioneers in the areas we dominate and we constantly want to improve and be ahead of all our competitors. If we need to improve our service, please tell us what we need to do and email in confidence and confidentially to [lorraine@teamlorraine.ie](mailto:lorraine@teamlorraine.ie) (DIRECTOR OF TEAM LORRAINE MULLIGAN, REMAX RESULTS) [lesley@teamlorraine.ie](mailto:lesley@teamlorraine.ie) (DIRECTOR OF TEAM LORRAINE MULLIGAN, REMAX RESULTS) We promise to study every suggestion and do what we can to implement it to improve the buying experience for all our valued buyers.

*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**

**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**

**`Emoclew`, Moyvalley, Broadford, Co. Kildare**



Selected Top 10 International Selling REMAX Agent for 2017, Team Lorraine Mulligan of RE/MAX Results welcomes you to `Emoclew`, Moyvalley, Broadford, Co. Kildare – a superb four-bed detached home with two garages and fuel-stores on a private and tranquil C. .54 acre/.22 hectare site.



**Offers in Excess of €269,950**

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](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



## ACCOMMODATION

### Kitchen **5.86M x 3.04M**

Light fitting, fitted kitchen, tiled splash back area, stainless steel sink, area fully plumbed, gas cooker, Stanley oil range cooker – heats the house and water, ceramic tiles.

### Larder/Storage area **3.08M x 1.18M**

Shelving, wooden floor, back door leading to garden area and connecting door garage 1.

### Sitting Room **4.75M x 3.19M**

Light fitting, large open stone fireplace, carpet, t.v. point.

### Dining Room **3.58M x 3.49M**

Light fitting, carpet.

### Playroom/Office **3.65M x 3.02M**

**(Formerly Post Office):**

Wooden Parquet floor, with separate entrance door

### Hallway **7.02M x 1.05M**

Carpet, phone point, large built in storage cupboard.

### Bedroom 1 **3.88M x 3.75M**

Light fitting, fitted wardrobes, dressing table, curtains, carpet.

### Bedroom 2 **3.88M x 3.75M**

Light fitting, fitted wardrobes, dressing table, curtains, carpet.

### Bedroom 3 **4.00M x 2.61M**

Light fitting, fitted wardrobes, dressing table, curtains, carpet.

### Bedroom 4 **3.72M x 2.03M**

Light fitting, fitted wardrobes, dressing table, curtains, carpet.

### Bathroom **3.56M x 2.07M**

Light fitting, wall tiling, floor tiling, W.C., W.H.B., electric `Triton T90x` shower, bath, hot press with an immersion.

### Garage **6.02M x 2.91M**

### SQUARE FOOTAGE C. 1,313sqft/C.122sqm

### HOW OLD IS PROPERTY Built in 1976

### BACK GARDEN ORIENTATION South facing

### SERVICES Private well, private septic tanks.



## INTERNAL FEATURES

- All curtains included in the sale
- All light fittings included in sale

## EXTERNAL FEATURES

- PVC double glazed windows
- Outside tap
- Outside lights x 5
- Landscaped mature gardens
- Small glass house and foundation for vegetable garden
- Property not overlooked in front & back
- Secured block built shed with W.C, with sink, oil tank
- 2 Garages
- One general purpose shed with fuel stores
- 2 separate front entrance gates leading on to the road

## BER RATING F

## BER NUMBER 110019882

## DIRECTIONS

Travelling west from Enfield on the R148 for 6 kilometres pass `Furey`s` Bar and Restaurant in the lay-by road on the right-hand side, `Emoclew` is the next house on the left with the `Team Lorraine Mulligan` sign outside.

**RE/MAX NATIONAL TOP SELLING & LETTING AGENT  
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**

