

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

**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**

57 Fforster Lawn, Lucan, Co. Dublin. K78 X792.



Award-winning international RE/MAX agent for 22 years, Team Lorraine Mulligan of RE/MAX Results is delighted to present 57 Fforster Lawn, Lucan, Co. Dublin—a beautifully maintained and stylish 3 bed semi-detached dormer style bungalow in pristine condition, currently owned by a professional couple.

This bright and modern three-bedroom home offers a rare opportunity to live in one of Lucan's most desirable locations in St. Mary's Parish.

Offers in Excess of €420,000



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 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
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DOWNSTAIRS ACCOMMODATION

HALLWAY:

Light fitting, telephone point, alarm keypad, fuse box, wooden floor in the hallway and carpet on the stairwell.

KITCHEN/DINNING: (L Shaped) 5.41m x 5.32m

Light fitting, blinds, curtains, tasteful fitted kitchen with wall and base units, stainless steel sink, area fully plumbed, 4 plate gas hob, extractor fan, French doors leading to the garden area, wooden floor.

GUEST WC:

Light fitting, W.C., W.H.B., tiles on the floor.

SITTING ROOM: 3.92m x 3.81m

Coving, light fitting features a bay window, floating wall shelves, feature open fireplace, blinds, curtains, wooden floor.

BEDROOM 3: 3.20m x 2.87m

Light fitting, curtains, blind, wooden floor.

UPSTAIRS ACCOMMODATION

LANDING: 3.21m x 1.88m

Light fitting, hot press, access to attic conversion, carpet.

BEDROOM 1: 4.10m x 3.18m

Light fitting, 2 large `Velux` windows with blinds, fitted wardrobes, carpet.

UPGRADED ENSUITE: 2.96m x 1.09m

Light fitting, `Velux` window, W.C., W.H.B., with a vanity unit, power shower, heated towel rack, floor tiles, wall tiles.

BEDROOM 2: 2.83m x 2.54m

Light fitting, `Velux` window, blind, carpet.

UPGRADED BATHROOM: 2.03m x 1.66m

Light fitting, 2, `Velux` windows, W.C., W.H.B., with a vanity unit, bath with head held shower as well as a `Triton` electric shower over the bath, heated towel rack, floor tiles, wall tiles.

ATTIC CONVERSION: 5.31m x 4.76m

Recessed lights, 2 large Velux windows, side storage panels, wooden floor.



FEATURES INTERNAL:

All blinds included in sale
All light fittings included in sale
All kitchen appliances included i
All curtains included in the sale
Completely renovated and upgraded bathroom and ensuite
Property fully alarmed
Superb residence with so much potential

FEATURES EXTERNAL:

Double glazed windows
Outside lights
Mature gardens
Mature trees
Lovely neighbours
Side gate
Pretty back garden
Patio area
Garden shed
Off street parking

TOTAL FLOOR AREA: C.96 sq m / C. 1,033 sq ft

HOW OLD IS THE PROPERTY: Built in 1998

BACK GARDEN ORIENTATION: North west facing

BER RATING: C1 – 174.2 kWh/m²/yr with an B1 potential according to the BER report.

BER NUMBER: 111674636

SERVICES: Mains water, mains sewerage

HEATING SYSTEM: Natural gas 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
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**

