

**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**

**22 Hermitage Valley, Lucan, Co. Dublin. K78 Y621.**



Award winning International REMAX Agent for the last 20 years, Team Lorraine Mulligan of RE/MAX Results warmly welcomes you to 22 Hermitage Valley - a truly special 4 bed semi-detached home in excellent condition. Nestled in the heart of St. Mary's Parish in Lucan, this beautifully maintained property boasts a generously sized back garden, offering both space and privacy, complemented with a solid-built shed, perfect for additional storage or a potential workshop or home office subject.

**Offers in Excess of €520,000**



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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

**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**



**DOWNSTAIRS ACCOMMODATION**

**HALLWAY:** 5.2m x 1.74m  
Coving, centre rose, light fitting, dado rail, wooden wall panelling, alarm key panel, fuse box, downstairs storage, radiator cover, wooden flooring in hallway and carpet on stairwell. Porch to the front for additional heat and safety.

**GUEST WC:** 2.32m x 0.71m  
Light fitting, W.C, W.H.B., wooden wall panelling, wooden flooring.

**KTCHEN/DINING ROOM: (L Shaped)** 5.93m x 5.55m  
Coving, centre rose, light fitting, recessed lights, high quality white fitted kitchen, granite worktop, stainless steel sink, area fully plumbed, fridge freezer, dishwasher, oven, induction hob, extractor fan, wooden flooring, archway leading to the sunroom, double doors leading to the sitting room.

**SUNROOM:** 3.85m x 2.62m  
Wall lights, blinds, doors leading to patio area and garden, wooden flooring, arch way leading to the kitchen.

**SITTING ROOM:** 5.46m x 3.24m  
Coving, centre rose light fitting, wall lights, stunning feature fireplace with a cozy woo burning stove, blinds, curtains, wooden flooring, archway leading to the kitchen/dining and sunroom area.

**UPSTAIRS ACCOMMODATION**

**LANDING:**  
Light fitting, wooden wall panelling, carpet, access to attic, pulldown ladder into the attic.

**BEDROOM 1:** 4.89m x 3.12m  
Coving, light fitting, fitted wardrobe, blinds, curtains, wooden flooring.

**ENSUITE:** 1.79m x 1.53m  
Light fitting, extractor fan, W.C., W.H.B., shower, wall tiling, floor covering.

**BEDROOM 2:** 3.47m x 2.82m  
Light fitting, fitted wardrobe, radiator cover, blinds, curtains, wooden flooring.

**BEDROOM 3:** 2.64m x 2.43m  
Light fitting, fitted wardrobe, blinds, curtains, wooden flooring.

**BEDROOM 4:** 2.62m x 2.35m  
Light fitting, fitted wardrobe, blinds, curtains, wooden flooring.

**BATHROOM:** 2.05m x 1.66m  
Recessed lighting, W.C., W.H.B., shower over bath, wall and floor tiling.

**BACK GARDEN:**  
Generous-sized, north-west facing garden, patio area, raised flowerbeds, garden pond, detached block shed.

**DETACHED BLOCK SHED:** 3.17m x 3.13m  
With electrics and shelving.



**FEATURES INTERNAL:**

All light fittings included in sale  
All blinds included in sale  
All curtains included in sale  
All kitchen appliances included in sale as per kitchen description  
Stunning sunroom to the overlooking the beautiful back garden  
Home is kept in pristine condition and is professionally owned  
Turnkey property  
This home boasts a lovely, happy and very positive feeling  
Property fully alarmed  
Porch to the front for additional heat and safety

**FEATURES EXTERNAL:**

PVC double glazed windows  
Outside lights  
Outside tap  
Vey spacious back garden with a beautiful lawn area  
Stunning selection of flowers, shrubs and trees  
Suntrap patio area  
Landscaped mature gardens  
Driveway to the front for 2 cars.  
Safe and secure off-street parking  
Side gate  
Property located in a quiet cul de sac  
Fantastic neighbours  
Mature, quiet, settled and highly popular development

**SQUARE FOOTAGE:** A Spacious C.119.15sqm/C. 1,283sqft

**HOW OLD IS THE PROPERTY:** Built in C.1990

**BACK GARDEN ORIENTATION:** North-west facing

**BER RATING:** C2 with an A3 potential as per Ber report

**BER NUMBER:** 116121781  
**CALCULATED EMISSIONS NUMBER:** 34.3kgCO2/m2/yr

**SERVICES:** Mains water, mains sewerage.

**HEATING SYSTEM:** Gas fired central heating as well as wood burning stove.

**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**

