

**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**

**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**

**132 Cremona Road, Ballyfermot, Dublin 10, D10 YN29.**



REMAX Award winning Auctioneering Team for over 21 years, Team Lorraine Mulligan of RE/MAX Results welcomes you to this 3 bedroomed mid terraced home with small extension to the rear. Although in need of complete renovation this home this the discerning buyer the opportunity to really put there own stamp on this house. You enter the house into a small hall that leads into the living room with open fire. At the rear of the living room is a small but compact kitchen with access to the rear garden.

**Offers in Excess of €270,000**



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 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  
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 VAT No. IE 9669142H Registered in Ireland No: 446829 PSRA Licence No: 002196

## ACCOMMODATION

**KITCHEN:** 2.5M X 4.87M  
Light fitting, kitchen, stainless steel sink, area fully plumbed, cooker, ceramic tiles, door leading to garden area.

**SITTING ROOM:** 4.33M X 3.65M  
Light fitting, feature fireplace with a wrought iron inset and polished hearth back boiler, floor covering, under stairs storage.

**GUEST W.C.**  
Light fitting, W.C., floor covering.

**BATHROOM:** 2.84M X 2M  
Light fitting, wall tiling, floor covering, W.C., W.H.B., bath.

**HALLWAY:**  
Light fitting, floor covering, carpet on stairs.

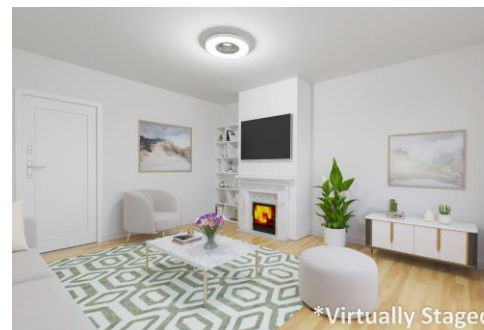
**LANDING:**  
Light fitting, carpet.

**BEDROOM 1:** 3.22M X 4.86M  
Light fitting, fitted wardrobes, hot press with dual immersion, blinds, curtains, floor covering.

**BEDROOM 2:** 3.5M X 2.6M  
Light fitting, floor covering.

**BEDROOM 3:** 2.64M X 2.2M  
Light fitting, floor covering.

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.



## FEATURES INTERNAL:

All blinds & carpets included in the sale  
All light fittings included in sale  
All white goods as per kitchen description included in the sale

## FEATURES EXTERNAL:

Single glazed windows  
Mature gardens  
Raised flower beds  
Property located in a quiet location

SQUARE FOOTAGE: 73 sqm/800 sq ft

HOW OLD IS THE PROPERTY: C.55 years

BACK GARDEN ORIENTATION: North West

BER RATING: G - 514.72 kWh/m<sup>2</sup>/yr

BER NUMBER: 118314145

SERVICES: Mains water, mains sewerage.

HEATING SYSTEM: Solid fuel with back boiler.

**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**

