

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

6 Ballyowen Lawn, Lucan, Co. Dublin, K78 P6C1.



'Circle of Legends' and Award winning International REMAX Agent for the last 22years, Team Lorraine Mulligan of RE/MAX Results warmly welcomes you to 6, Ballyowen Lawn. This is an exceptionally beautifully presented 4 bed semi-detached home with a large sunroom to the rear. The current owners of this property are in the building trade, so this home has a huge amount of extremely expensive upgrades as standard. Also, this home can be found in pristine condition.

Price €545,000



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
 Lorraine Mulligan Ltd. T/A Team Lorraine Mulligan. Directors: Lorraine Mulligan, Lesley Kennedy
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ACCOMMODATION

Hallway 19'0" (5.79m) x 6'1" (1.85m)

Coving, light fitting, alarm key panel, fuse box, downstairs storage, radiator cover, porcelain floor tiling, carpet on stairwell.

Guest W.C. 7'7" (2.31m) x 2'4" (0.71m)

Recessed lights, W.C, W.H.B., vanity unit under sink, stunning wall and floor tiling.

Kitchen/Dining Room 22'2" (6.76m) x 19'3" (5.87m)

Coving, recessed lights, high quality bespoke neutral kitchen, expensive quartz worktops, marble splash back area, sink, area fully plumbed, inbuilt wine rack, inbuilt crystal display cabinets, fitted wall dresser, integrated dishwasher, oven, 5 plate gas hob, extractor fan, porcelain floor tiles, double doors leading to the sunroom, double doors leading to the sitting room.

Sunroom 18'8" (5.69m) x 7'11" (2.41m)

Light fitting, 4 `Velux` windows for extra light and ventilation, blinds, doors leading to patio area and garden, stunning floor tiles, double doors leading to the kitchen.

Sitting Room 15'6" (4.72m) x 12'2" (3.71m)

Coving, recessed lights, stunning feature fireplace with a cozy wood burning stove, blinds, curtains, wooden flooring, archway leading to the kitchen/dining and sunroom area.

Landing

Light fitting, wooden floor, access to attic, double doors leading to the hot press and the immersion.

Bedroom 1 13'6" (4.11m) x 9'9" (2.97m)

Coving, upgraded and expensive fitted wardrobes, blinds, wooden flooring.

Ensuite 7'3" (2.21m) x 6'3" (1.91m)

Light fitting, extractor fan, W.C., W.H.B., vanity unit, bathroom wall cabinet with a mirror, shower, wall tiling, floor tiling, heated towel rail.

Bedroom 2 12'7" (3.84m) x 9'5" (2.87m)

Coving, upgraded and quality fitted wardrobes, blinds, curtains, wooden flooring.

Bedroom 3 8'9" (2.67m) x 8'0" (2.44m)

Coving, storage, blinds, curtains, wooden flooring.

Bathroom 14'3" (4.34m) x 8'6" (2.59m)

Recessed lighting, W.C., W.H.B., with a double vanity unit, Rain shower head over bath, wall and floor tiling, heated towel rail, walk in sauna.

Back Garden

Maintenance free and manageable sized, east facing back garden, expensive stone and patio area, raised flowerbeds, detached block shed.

Detached Block Shed

10'5" (3.18m) x 10'3" (3.12m)

With electrics and shelving.



INTERNAL FEATURES

- 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
- Expensive and upgraded kitchen
- Expensive and upgraded ensuite and bathroom
- All internal doors and door handles replaced and upgraded

EXTERNAL FEATURES

- PVC double glazed windows
- Outside lights
- Outside tap
- Lovely selection of flowers, shrubs and trees
- Stunning expensive stone 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
- Property overlooks a well kept open green area which is both lovely to look at and safe for children to play
- Fantastic neighbours
- Mature, quiet, settled and highly popular development

SQUARE FOOTAGE A Spacious C.132sqm/C. 1,420sqft

HOW OLD IS PROPERTY Built in C.1985

BACK GARDEN ORIENTATION East facing

BER RATING C3 with an A2 potential as per BER report

BER NO 104430855

**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**

