

**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**

**36 Canonbrook Avenue, Lucan, Co. Dublin. K78 RR26.**



Award winning International REMAX Agent, Team Lorraine Mulligan of RE/MAX Results introduces you to a once in a lifetime opportunity to own a super luxurious 3-bedroom semi-detached property with a stunning conservatory nestled in the serene neighbourhood of Lucan. No. 36 boasts a sun trapped south facing back garden bathed in natural sunlight.

**Offers Over €445,000**



Main Street, Celbridge, Co. Kildare  
 Tel: 01 6272770  
 Fax: 01 6272720

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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

**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**

**ACCOMMODATION  
DOWNSTAIRS ACCOMMODATION**

PORCH: 3.05M X 1.3M

HALLWAY:  
Coving, centre rose, light fitting, fuse box, radiator cover, carpet on stairwell, wooden floor.

REMODELLED GUEST W.C:  
Recessed lights, W.C., W.H.B., stunning wall tiles, floor tiles.

KITCHEN/DINING ROOM: (L SHAPED) 4.81M X 5.7M  
Coving, recessed, lighting, `Velux` window for extra light, alarm key pad in press beside door leading from hall, high quality upgraded fitted kitchen with extra wall and base units, stunning wall tiles, chrome `Belling` extractor hood, `Zanussi` 5plate gas hob with an additional electric ceramic 2 plate hob, `Cuisinmaster` cooker, and double oven, area fully plumbed, integrated dishwasher, breakfast bar/dining area, stainless steel sink, radiator cover, timber floors, archway leading to conservatory, double doors leading to the sitting room.

CONSERVATORY:  
Wall lights, radiator cover, French double doors, leading to the decked area, arch way leading to the kitchen/dining area.

SITTING ROOM: 4.82M X 3.52M  
Coving, centre rose, light fitting, feature fireplace with a coal effect gas fire, carpet, blind, double doors leading to the kitchen/dining area, television point.

**UPSTAIRS ACCOMMODATION**

LANDING:  
Light fitting, access to the attic, attic with a pull-down ladder, attic partially floored, combi boiler in the attic, carpet.

BEDROOM 1: 3.82M X 3.10M  
Light fitting, `Slide robe` style fitted wardrobes with mirror panels, black out blind, wooden floor.

ENSUITE:  
Light fitting, extractor fan, W.C., W.H.B., mirror, shower, glass shower door, wall tiles, floor tiles.

BEDROOM 2: 3.2M X 3.1M  
Light fitting, fitted wardrobes, wooden floor.

BEDROOM 3: 2.42M X 2.1M  
Light fitting, fitted wardrobes, black out blind, curtains, wooden floor.  
Fitted wardrobe, wooden floor.

REMODELLED BATHROOM: 2.34M X 2.2M  
Recessed lights, extractor fan, W.C., W.H.B., with storage, walk in shower and wet area with a `Rain` shower head, glass shower panel, stunning wall tiles, floor tiles, heated towel rail.



**FEATURES INTERNAL:**

Upgraded kitchen  
Upgraded bathroom and guest W.C.  
Porch added to the front of the property  
Conservatory added to the property  
All carpets included in the sale  
All light fittings included in sale  
All electrical appliances included the sale as a per kitchen description  
Property fully alarmed with CCTV cameras  
Turnkey home with no money needed to be spent on it  
Spotless and luxurious condition

**FEATURES EXTERNAL:**

Triple glazed windows to the back  
Double glazed windows to the front  
Turnkey condition externally and internally  
Parking for up to two cars  
Coble lock driveway  
Off street safe and secure parking  
Spilt level decked area  
Garden shed converted to outdoor bar area  
All weather awning over part of the decked area  
Maintenance free back garden  
Outside tap  
Side gate for bicycles and wheelie bins

SQUARE FOOTAGE: C. 98sqm/C.1,050sqft

HOW OLD IS THE PROPERTY: Under 25 years old approx

BACK GARDEN ORIENTATION: South facing back garden

BER RATING: C3 - 202.59 kWh/m<sup>2</sup>/yr

BER NUMBER: 100919273

SERVICES: Mains water and mains sewerage

HEATING SYSTEM: Natural gas fired central heating.

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

