

**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**

**3 Carrigmore Way, Saggart, Co. Dublin, 24 HY00.**



National REMAX Award winning agent, Team Lorraine Mulligan of RE/MAX Results welcomes you to this remarkable opportunity to own a stunning top floor three-bedroom, spacious duplex with a sunroom and a patio area in the highly sought-after exclusive development of 'Carrigmore Way' in Saggart, Co. Dublin. This exceptional property offers a perfect blend of modern elegance, functional design, and a desirable location.

**Price €315,000**



**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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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



ACCOMMODATION

HALLWAY  
Coving, light fitting, under the stairs storage, carpet, phone point, alarm key pad.

KITCHEN/DINING ROOM: 4.75M X 3.40M  
Light fitting, high quality fitted kitchen, tiled splashback area, stainless steel sink, area fully plumbed, oven, hob, dishwasher, ceramic tiles, double doors leading to the sitting room.

GUEST W.C.  
Light fitting, W.C., W.H.B., wall tiles, tiled floor.

SUNROOM: 2.88M X 2.0M  
Wall lights, ceramic tiles door leading to patio area.

SITTING ROOM: 5.39M X 4.01M  
Coving, light fitting, stone fireplace, blind, carpet, t.v. point, double doors leading to the kitchen, sliding patio door leading to the sunroom.

LANDING: 2.56M X 1.90M  
Light fitting, access to the attic, hot press with an immersion, carpet.

BEDROOM 1 3.67M X 3.0M  
Light fitting, fitted wardrobes, blind, carpet, t.v. point, phone point.

ENSUITE 1.72M X 1.02M  
Light fitting, extractor fan, wall tiling, floor tiling, W.C., W.H.B.,. Please note shower not working. Sold as seen.

BEDROOM 2 5.07M X 2.76M  
Light fitting, blind, fitted wardrobes, carpet.

BEDROOM 3 4.01M X 2.03M  
Light fitting, blind, fitted wardrobes, carpet.

BATHROOM 2.63M X 1.97M  
Shaving light and socket, W.C., W.H.B, bath, wall tiles, floor tiles.



INTERNAL FEATURES  
All carpets included in the sale  
All blinds included in sale  
All light fittings included in sale  
All kitchen appliances are included as per description on this brochure  
Property fully alarmed  
Stunning interior  
Show home condition  
Owner occupier

EXTERNAL FEATURES  
Double glazed windows  
Maintenance free exterior  
Outside lights  
Landscaped mature gardens  
Sunny sunroom and patio area off sitting room  
Property not overlooked at the rear  
Prime location  
Stunning well maintained communal gardens  
Excellent management company  
2 disk parking supplied yearly

SQUARE FOOTAGE C. 1,162 sq. ft. / C.108sqm

HOW OLD IS PROPERTY Approx 20years old - 2004

BACK GARDEN ORIENTATION South facing

BER NO. 116480641

BER RATING: C1 162.32 kWh/m2/yr

BER NUMBER: 117230383

SERVICES Mains water and sewerage, natural gas central heating.

YEARLY MANAGEMENT FEE: €1,700 this includes your bins, garden communal areas, your block insurance, outside painting, window cleaning twice a year, street lighting, public indemnity in communal areas.

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

