

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

**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**

148 Esker Lawns, Lucan, Co. Dublin. K78 F4W9.



Internationally Award-winning Auctioneering Team, Team Lorraine Mulligan of RE/MAX Results Lucan for the last 21 years welcomes you to this stunning four bed semi-detached family home with a small single-story rear extension that overlooks a long and generous sized sunny back garden. This superb family home also enjoys an attic conversion for added storage. This excellent home comes with a very comfortable and modern kitchen which overlooks the lovely mature garden area.

Price €495,000



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

Unit 2, 11 Lower Main Street, Lucan, Co. Dublin
Tel: 01 6283660
Fax: 01 6272720

Email: office@teamlorraine.ie

Websites www.remax.ie 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
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ACCOMMODATION
DOWNSTAIRS ACCOMMODATION

KITCHEN/DINING ROOM: 6.24M X 3.50M
Light fittings, high-quality kitchen with wall and base units, stainless steel sink, area fully plumbed, integrated dishwasher, washing machine, tumble dryer, fridge freezer, 4 plate electric hob, extractor fan, oven, archway leading to the sunroom/living room/home office, floor tiles.

LIVING ROOM/PLAYROOM/HOME OFFICE: 3.57M X 3.08M
Light fitting, blinds, wall shelves, wood burning stove, French double doors leading to the garden area, floor tiles, archway leading to the kitchen/dining area and TV point.

GUEST WC: 1.25M X 1.12M
Light fitting, W.C. W.H.B, wall tiles, tiled floor, gas boiler.

SITTING ROOM: 4.90M X 3.43M
Coving, light fitting, wooden open feature fireplace with tiled insert and wrought iron surround, blinds, wooden floor, t.v. point.

HALLWAY: 4.32M X 2.64M
Light fitting, wall wooden panelling, downstairs storage, carpet on staircase, tiles in the hallway, telephone point.

UPSTAIRS ACCOMMODATION

LANDING:
Light fitting, access to attic via stairwell, carpet.

BEDROOM 1: 4.29M X 3.16M
Light fitting, blind, fitted wardrobes, wooden floor, telephone point.

BEDROOM 2: 3.15M X 2.97M
Light fitting, fitted wardrobes, blind, wooden floor.

BEDROOM 3: 3.01M X 2.32M
Light fitting, blind, fitted wardrobes, wooden floor.

BEDROOM 4: 3.00M X 2.55M
Light fitting, blind, fitted in built in bunk bed, fitted wardrobes, carpeted floor.

BATHROOM: 2.03M X 1.66M
Light fitting, wall tiling, floor tiling, W.C., W.H.B., with vanity unit, electric TritonT90sr shower.

ATTIC CONVERSION: 4.69M X 4.47M
Light fitting, wooden walls and shelves, `Velux` window, storage, carpet on the floor.



FEATURES INTERNAL:
All carpets included in the sale
All blinds included in sale
All light fixtures included in sale
Upgraded fitted kitchen
All white goods included in sale as listed under the kitchen section of the brochure
Attic conversion for storage purposes
Superb home with a brilliant address
Turn key condition

FEATURES EXTERNAL:
PVC double glazed windows
Outside tap
Outside lights
Magnificent landscaped mature gardens
Sun trapped patio areas
2x Block sheds
Plenty of off-street parking for up to 3 cars
Driveway
Side gate
Excellent neighbours
Fantastic location

SQUARE FOOTAGE: C. 1,571sqft / C. 146sqm

HOW OLD IS THE PROPERTY: C. Built in 1969

BACK GARDEN ORIENTATION: South facing

BER RATING: D2 (276.66kWh/m2/yr)
with an A3 potential as per BER report

BER NUMBER: 117269738

SERVICES: Mains water & mains sewerage

HEATING SYSTEM: 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**

