

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

52 Carrigmore Avenue, Saggart, Co. Dublin, D24YX95.



National RE/MAX Award winning agent, Team Lorraine Mulligan of RE/MAX Results welcomes you to this superb opportunity to own a simply gorgeous sun lite filled four bed semi-detached spacious family home. This beautiful home comes to the market in excellent condition and has been freshly painted for sale. The paint colour choice is clean, fresh, bright and fabulously neutral and will suit all tastes.

Offers in Excess of €449,950



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 Tel: 01 6272770
 Fax: 01 6272720

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

ACCOMMODATION
DOWN STAIRS ACCOMMODATION

HALLWAY: 4.52M X 2.16M

Light fitting, under the stairs storage, carpet on stairwell, wooden floor in hallway, phone point.

KITCHEN/DINING ROOM: (L SHAPED) 6.67M X 6.02M

Light fitting, high quality fitted kitchen, tiled splashback area, stainless steel sink, area fully plumbed, dishwasher, ceramic tiles in kitchen area, wooden floors in the dining area, sliding patio door leading to the patio area.

UTILTY ROOM: 1.76M X 1.42M

Gas boiler, area fully plumbed, tumble dryer, back door leading to the side of the property.

GUEST W.C. 1.49M X .77M

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

SITTING ROOM: 4.68M X 3.74M

Coving, light fitting, features a bay window, feature fireplace, wooden floors, t.v. point, double doors leading to the kitchen/dining room.

UPSTAIRS ACCOMMODATION

LANDING: 2.56M X 1.90M

Light fitting, access to the attic, hot press with an immersion, laminate wooden floor.

BEDROOM 1: 4.47M X 3.27M

Light fitting, features a bay window, fitted wardrobes, laminate wooden floor, t.v. point, phone point.

ENSUITE: 2.46M X 1.17M

Light fitting, extractor fan, wall tiling, floor tiling, W.C., W.H.B., 21 inch shower tray, glass shower door.

BEDROOM 2: 3.67M X 3.19M

Fitted wardrobes, laminate wooden floor.

BEDROOM 3: 4.24M X 2.62M

Fitted wardrobes, laminate wooden floor.

BEDROOM 4: 2.47M X 2.36M

Fitted wardrobes, laminate wooden floor.

BATHROOM 2.63M X 1.73M

Light fitting, shaving light and socket, W.C., W.H.B, bath, glass shower door, wall tiles, floor tiles.



INTERNAL FEATURES

All carpets included in the sale

All light fittings included in sale

All kitchen appliances are included as per description on this brochure

Stunning interior

Show home condition

EXTERNAL FEATURES

Double glazed windows

Maintenance free exterior

Outside lights

Landscaped mature gardens

Sunny patio area off kitchen/dining room

Property not overlooked at the rear

Prime location

Stunning well maintained communal gardens

SQUARE FOOTAGE C. 1,334 sq. ft. / C.124sqm

HOW OLD IS PROPERTY Approx 24 years old. Built in 2000

BACK GARDEN ORIENTATION South west facing

BER RATING: C3 with a B1 potential as per BER report – 217.56 kWh/m2/yr

BER NUMBER: 117289272

SERVICES Mains water and sewerage, natural gas 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**

