

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

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**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**

Pierres, Tandy`s Lane, Dodsboro, Lucan, Co. Dublin. K78 PY10.



Internationally Award-winning Auctioneering Team, Team Lorraine Mulligan of RE/MAX Results Lucan for the last 21 years welcomes you to step into a world of elegance and sophistication with this magnificent C. 273.73sqm/C. 2,946sqft residence, offering the epitome of luxurious living. This grand home, designed with exceptional attention to detail, provides ample space for relaxation and entertainment, making it an ideal sanctuary for discerning homeowners.

Offers in Excess of €850,000



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 Tel: 01 6272770
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RE/MAX National No.1 Top Selling Agent & Office 2007-2017
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DOWNSTAIRS ACCOMMODATION

HALLWAY: 5.221M X 2.366M
Coving, centre rose, light fitting, wooden floor, alarm keypad, wooden floor in hallway and carpet on stairwell.

GUEST W.C.: 2.00M X .99m
Light fitting, W.C., W.H.B., heated towel rail, wall and floor tiles.

FRONT SITTING ROOM: 4.65M X 4.12M
Dual aspect, coving, centre rose, light fitting, binds, curtains, features a bay window, feature fireplace with a marble insert, cozy wood burning stove, wooden floor, TV point.

KITCHEN/DINING: 5.58M X 5.19M
Coving, light fitting, blinds, high quality designer light oak fitted kitchen with wall and base units, fitted dresser, 4 plate electric hob, extractor fan, integrated double oven with food warming oven, wine rack, crystal display cabinet, double doors leading to the front sitting room.

UTILITY ROOM: (L Shaped) 5.40M X 2.77M
Recessed lights, area fully plumbed fitted units, ceramic tiles, back door leading to garden area.

DINING ROOM: 4.65M X 4.114M
Centre rose, coving, light fitting, features a bay window, blinds, curtains, mahogany feature fireplace, wooden floor.

SUNROOM: 4.02M X 3.12M
2 x Velux windows with blinds, recessed lights, blinds, French double doors leading to the garden area. ceramic tiles.

DOWNSTAIRS BEDROOM 6: 5.57M X 3.053M
Coving, light fitting, curtains, blinds, fitted wardrobes, wooden floor.

ENSUITE: 1.80M X 1.37M
Coving, light fitting, WC., W.H.B, with a `floating` vanity unit, shower, glass shower door, wall and floor tiles, heated towel rail.

UPSTAIRS ACCOMMODATION

LANDING: 7.11M X 2.45M
Coving, centre rose, smoke alarm, proper stairwell to the attic conversion, walk in hot press with an immersion and shelving, carpet.

BEDROOM 1: 4.89M X 4.12M
Light fitting, blinds, curtains, fitted wardrobes, fitted vanity unit, carpet.

ENSUITE: 2.44M X 1.35M
Light fitting, WC., W.H.B, shower, heated towel rail, wall and floor tiles.

BEDROOM 2: 4.03M X 3.72M
Light fitting, blinds, curtains, fitted wardrobes, vanity unit with fitted sink, carpet.

ENSUITE: 2.31M X .78M
Light fitting, extractor fan, W.C., shower, wall and floor tiles.

BEDROOM 3: 4.02M X 3.89M
Light fitting, blind, curtains, fitted wardrobes, carpet.

ENSUITE: 2.62M X .87M
Light fitting, W.C., W.H.B., shower, blind, wall and floor tiles.

BEDROOM 4: 3.38M X 2.92M
Light fitting, curtains, fitted wardrobes, carpet.

ENSUITE: 2.30M X .755M
Light fitting, W.C., W.H.B., shower, wall and floor tiles.

BEDROOM 5: 4.27M X 2.19M
Light fitting, blind, curtains, fitted wardrobes, vanity unit with fitted sink, carpet.

RECENTLY REMODELLED BATHROOM: 2.38M X 2.26M



Light fitting, W.C., W.H.B., large shower tray with over the head shower, heated towel rail, wall and floor tiles.

ATTIC CONVERSION: 8.50M X 2.19M
Three `Velux` windows, recessed lighting, shelving, carpet.

STOREROOM: 3.80M X 2.07M
Recessed lights, `Velux` window, carpet,

ATTIC GUEST W.C.: 2.05M X 1.68M
Recessed light, `Velux` window. W.C., W.H.B., vanity unit, wall and floor tiles, storage press.

STORE ROOM: 3.87M X 3.07M
Light fitting, 2 `Velux` windows with blinds, storage area, fitted press, gas boiler.

FEATURES INTERNAL:
All blinds included in sale
All light fixtures included in sale
All curtains included in sale
All kitchen appliances included in sale as per kitchen section of this brochure
Upgraded sanitary ware in bathroom
Fantastic downstairs bedroom which could be used as a home office/playroom
Large attic conversion
Decked area
Fabulous and exceptionally well-built home
Huge emphasis on light and space
Exceptionally luxurious and comfortable property
Mint condition
Beautifully kept and loved residence

FEATURES EXTERNAL:
PVC double glazed windows
PVC fascia & soffit
Front entrance gate
Maintenance free exterior
Outside tap
Outside lights
Stunning landscaped mature gardens
Steel shed
Large back garden with a sunny west facing orientation
Stone patio area
Decked area
Raised flower beds a wash with colour
Plenty of off-street parking in front of the house
Side gates
Property located in a quiet area

SQUARE FOOTAGE: Total floor area C. 273.73sqm/C. 2,946sqft

HOW OLD IS THE PROPERTY: House built in 1994 approx

BACK GARDEN ORIENTATION: West facing

BER RATING: C2 with an A3 potential as per BER report

ADDITIONAL INFO: 175.92kWh/m2/yr

BER NUMBER: 108547845

SERVICES: Mains water & mains sewerage

HEATING SYSTEM: Oil fired central heating

DISCLAIMER. All information provided by the listing agent/broker is deemed reliable but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.

