

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

58 Canonbrook Court, Lucan, Co. Dublin. K78 AT26.



Award winning International REMAX Agent, Team Lorraine Mulligan of RE/MAX Results introduces you to a superb opportunity to own a brilliant 3-bedroom semi-detached property with a stunning conservatory nestled in the serene neighbourhood of Lucan. No.58 has been freshly painted for sale and boasts lots of brilliant potential for the discerning buyer who wishes to put their own taste and style to their new home.

Offers in Excess of €395,000



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RE/MAX National No.1 Top Selling Agent & Office 2007-2017
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ACCOMMODATION

DOWNSTAIRS ACCOMMODATION

HALLWAY: 5.66m x 1.72m
Coving, centre rose, light fitting, fuse box, carpet, under the stairs storage.

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

KITCHEN/DINING ROOM: (L SHAPED) 5.41m x 4.80m
Recessed, lighting, fitted kitchen with wall and base units, breakfast bar area, area fully plumbed, washing machine, fridge freezer, electric cooker, stainless steel sink, tiles splash back area, wooden floors.

CONSERVATORY: 3.89m x 2.90m
Wall lights, French double doors leading to the garden area, ceramic tiles.

SITTING ROOM: 4.56m x 3.55m
Coving, centre rose, light fitting, feature fireplace with a coal effect gas fire, curtains, double doors leading to the kitchen/dining area, television point.

UPSTAIRS ACCOMMODATION

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

BEDROOM 1: 3.32m x 3.10m
Light fitting, fitted wardrobe, vanity unit, blind, carpet.

ENSUITE: 2.36m x 1.40m
Light fitting, extractor fan, W.C., W.H.B., shower, glass shower door, wall tiles, floor tiles.

BEDROOM 2: 3.14m x 3.12m
Light fitting, fitted wardrobes, vanity unit, wooden floor.

BEDROOM 3: 2.50m x 2.103m
Light fitting, carpet.

BATHROOM: 2.21m x 2.19m
Light fitting, W.C., W.H.B., bath, electric Triton T90z shower over the bath, wall tiles, floor tiles.



FEATURES INTERNAL:

Property freshly painted for sale
Bright spacious house with lots of potential
Conservatory to the rear
All carpets included in the sale
All light fittings included in sale
All electrical appliances included the sale as a per kitchen description

FEATURES EXTERNAL:

Double glazed windows
Superb location and walking distance of every brilliant local amenity
Property enjoys vacant possession so the new discerning buyer can move in with ease, peace and comfort.
Parking for up to two cars
Lawn and driveway to the front of this property
Off street safe and secure parking
Block rear shed for storage
Outside tap
Side gate for bicycles and wheelie bins

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

HOW OLD IS THE PROPERTY: Built in 1985

PREVIOUS RENT CHARGED: €1,495. This was last set in December 2022.

BACK GARDEN ORIENTATION: East facing back garden

BER RATING: C3 – 223.6 kWh/m²/yr with a B1 potential according to the BER report.

BER NUMBER: 101596179 DATE OF ISSUE: 08/06/2024

SERVICES: Mains water and mains sewerage

HEATING SYSTEM: Natural gas 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.

RE/MAX NATIONAL TOP SELLING & LETTING AGENT
2023, 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**

