

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

18 The Close, Kingswood Heights, Tallaght, Dublin 24. D24W2RT.



Award winning International REMAX Agent, Team Lorraine Mulligan of RE/MAX Results welcomes you to this charming 2 bed detached bungalow with a forecourt to the front which is located in a very popular and quiet residential area in the heart of Tallaght. The property boasts a well-maintained exterior with a neat lawn and a driveway providing off-street parking. There is also a maintenance free back garden that is not overlooked with a block storage shed. This home boasts endless potential.

Offers in Excess of €325,000



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 Tel: 01 6272770
 Fax: 01 6272720

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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

KITCHEN: 3.76M X 2.08M
Light fitting, fitted kitchen with wall and base units, four plate ceramic hob, oven, area fully plumbed, sliding patio door leading to the garden area, wall and floor.

HALLWAY: 6.45M X 2.06M
Light fitting, thermostat control, alarm box, fuse box, polished porcelain tiles, carpet, storage.

SITTING ROOM: 3.93M X 3.62M
Light fitting, curtains, wooden floor, feature fireplace, TV point.

BEDROOM 1: 3.21M X 3.12M
Light fitting, free standing wardrobes, curtains, carpet.

BEDROOM 2: 2.86M X 1.94M
Light fitting, fitted wardrobes, carpet.

SHOWERROOM: 2.26M X 1.64M
Light fitting, W.C., W.H.B., Electric Triton shower, wet area shower, wall tiles, floor tiles.

BACK GARDEN: 8.07M X 5.55M



FEATURES INTERNAL:

- All carpets included in the sale
- All light fittings included in sale
- All curtains included in sale
- All electrical appliances included the sale as a per kitchen description
- Property fully alarmed
- Modern bathroom

FEATURES EXTERNAL:

- Double glazed windows
- Outside lights
- Off street parking
- Front and back garden
- Back garden maintenance free
- Block shed to the rear for additional storage and electrics and power in both sheds
- Walled garden to the rear
- Side entrance with gate
- Forecourt to the front

SQUARE FOOTAGE: C. 48sqm/C.516sqft

HOW OLD IS THE PROPERTY: Built in the 1970s approximately

BACK GARDEN ORIENTATION: North west facing back garden

BER RATING:C3 210.91 kWh/m2/yr

BER NUMBER:112435441

SERVICES: Mains water and mains sewerage

HEATING SYSTEM: Natural 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**

