

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**

3 Esker Lodge, Lucan, Co. Dublin. K78 RF98.



Internationally Award-winning Auctioneering Team, Team Lorraine Mulligan of RE/MAX Results Lucan for the last 21 years welcomes you to this super 3 bed semi-detached family home with a sunny conservatory to the rear in St. Mary's Parish in Lucan. This property enjoys off street parking with a front garden and a sunny south facing back garden. This property boasts lots of potential and the new discerning purchaser can move in straight away and put their own stamp on this superb property.

Offers in Excess of €395,000



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: 5.92M X 2.20M

Light fitting, fitted kitchen with wall and base units, wine rack, spice rack, stainless steel sink, tiled splash back area, fully fully plumbed, washing machine, dishwasher, electric cooker, breakfast bar area, French doors leading to the conservatory, wooden floor.

DINING ROOM: 3.85M X 2.81M

Coving, centre rose, light fitting, French doors leading to the conservatory, arch way leading to the sitting room, wooden floor.

CONSERVATORY: 2.80M X 2.21M

Light fitting, French double doors leading to the dining room, French doors leading to the kitchen, sliding patio doors leading to the garden, wooden floors.

SITTING ROOM: 4.82M X 3.29M

Coving, centre rose, light fitting, coal effect gas feature fireplace with marble insert, wooden floor, arch way leading to the dining room.

HALLWAY: 5.37M X 1.75M

Coving, light fitting, wooden floor in the hallway, telephone point.

GUEST W.C: 1.66M X .76M

Light fitting, wall tiling, W.C., W.H.B., wooden floor.

UPSTAIRS ACCOMMODATION

LANDING: 2.24M X 2.11M

Light fitting, access to attic via stairwell, carpet.

BEDROOM 1: 4.06M X 2.95M

Light fitting, features a bay window, fitted wardrobes, wooden floor.

ENSUITE: 1.72M X 1.56M

Light fitting, W.C., W.H.B., shower, wall tiling, wooden floor.

BEDROOM 2: 3.44M X 3.34M

Light fitting, fitted wardrobes, wooden floor.

BEDROOM 3: 3.01M X 2.13M

Wooden floor.

BATHROOM: 2.45M X 1.74M

Light fitting, wall tiling, wooden floor, W.C., W.H.B., shower over bath.



FEATURES INTERNAL:

All light fixtures included in sale
All white goods included in sale as listed under the kitchen section of the brochure
Attic suitable for an attic conversion
Conservatory to the rear
Superb home with a brilliant address
Property enjoys vacant possession so the new owner can move in immediately once paperwork is completed

FEATURES EXTERNAL:

PVC Double glazed windows
Outside tap
Outside lights
Private sun trapped south facing back garden
Plenty of off-street parking for up to 2 cars
Driveway
Front garden
Side gate
Excellent neighbours
Fantastic location

SQUARE FOOTAGE: C. 1,130sqft / C. 105sqm

HOW OLD IS THE PROPERTY: C. Built in 1995s

BACK GARDEN ORIENTATION: South facing

BER RATING: D2 – 285.5 (kWh/m2/yr) with B1

BER NUMBER: 117522870

SERVICES: Mains water & mains sewerage

HEATING SYSTEM: Gas fired central heating

PREVIOUS RENT CHARGED: €1,415 per month

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**

