

**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](http://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](mailto: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](mailto: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](http://teamlorraine.ie), [myhome.ie](http://myhome.ie) and [daft.ie](http://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](mailto:office@teamlorraine.ie)**  
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**Office: 01 627 2770/ 01 628 3660**

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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**

**6 Rosebank, Oldbawn, Dublin 24. D24 DWC7.**



Award winning International REMAX Agent, Team Lorraine Mulligan of RE/MAX Results welcomes you to this charming 3 bed spacious semi-detached home with a garage to the side that can easily be converted to an additional room. This home could also facilitate an up and over extension for an expanding family subject of course to the relevant planning permission. The attics in these style houses can also be converted for additional space.

**Offers in Excess of €399,950**



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

**PORCH:** 1.69M X .29M  
Light fitting, sliding patio door to the front of the property.

**KITCHEN:** 6.13M X 2.29M  
Light fitting fitted kitchen with wall and base units, `Neff` extractor fan with a light, `Neff` four plate ceramic hob, double oven at waist level, area fully plumbed, `Bosch` washing machine, `Bosch` condenser dryer, `Siemens` dishwasher, `Beko` fridge/freezer, microwave, back door leading to the garden area, floor covering archway leading to the dining room and a door leading to the side garage.

**DINING ROOM:** 5.94M X 3.21M  
Light fitting, blind, curtains, wooden floor, press with heating system, archway leading to the kitchen, double doors leading to the sitting room.

**SITTING ROOM:** 4.37M X 3.85M  
Light fitting, wooden floor, brick feature open fireplace, TV point, double doors leading to the dining room.

**GARAGE:** 4.88M X 2.40M  
With electrics and storage shelves.

**HALLWAY:** 3.80M X 1.96M  
Light fitting, fuse box, wooden floor in hallway, new carpet on stairwell, telephone point.

**GUEST W.C: (MODERNISED)**  
Light fitting, W.C., W.H.B., wooden floor.

## UPSTAIRS ACCOMMODATION

**LANDING:** 3.70M X 1.84M  
Light fitting, new carpet on landing, hot press.

**BEDROOM 1:** 4.03M X 3.22M  
Fitted wardrobes, new carpet.

**BEDROOM 2:** 3.45M X 3.06M  
Fitted wardrobes, blind, new carpet.

**BEDROOM 3:** 2.99M X 2.61M  
Light fitting ,curtains, new carpet.

**BATHROOM:** 2.26M X 1.65M  
Light fitting, W.C., W.H.B., Electric Triton shower over bath, wall tiles, floor tiles.

**BACK GARDEN:** 14M X 8.6M



## FEATURES INTERNAL:

All carpets included in the sale  
All light fittings included in sale  
All curtains included in sale  
All electrical appliances included in the sale as per kitchen description

Property is located in a superb area of Tallaght and boasts massive potential

## FEATURES EXTERNAL:

Double glazed windows  
Outside lights front and back  
Front with a ring camera too  
Off street parking  
Front and back garden  
Generous sized back garden 14m x 8.6m approx  
Side garage could be easily converted to a room  
Walled garden to the rear

TOTAL FLOOR AREA: C. 106.17sqm/C.1,142sqft

HOW OLD IS THE PROPERTY: Built in the 1972 approximately

RENTAL POTENTIAL 2024: This home was privately owned so this property does not have a `Rent Cap` on it and it can be rented for (€2,500/3,000 monthly) This is ideal because of the huge demand for rented accommodation in the area and Tallaght University and Tallaght Hospital nearby.

BACK GARDEN ORIENTATION: East facing back garden

BER RATING: E2- 364.79 kWh/m2/yr with a BER B1 potential as per BER report

BER NUMBER: 117687640

SERVICES: Mains water and mains sewerage

HEATING SYSTEM: This is the old-style hot air electric heating but there is natural gas in the area and neighbours have changed their old heating systems to gas fired central heating. The current heating system is not working.

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**

