

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**

160 Esker Lawns, Lucan, Co. Dublin. K78 V6R2.



Internationally Award-winning Auctioneering Team, Team Lorraine Mulligan of RE/MAX Results Lucan welcomes you to this very comfortable and immaculately maintained four bed semi-detached family home with a single-story rear kitchen extension overlooking a long and generous sized south facing mature back garden. The back garden is not overlooked. This superb family home also enjoys a fabulous location with excellent local schools in St. Mary's Parish.

Offers in Excess of €545,000



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 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
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ACCOMMODATION

DOWNSTAIRS ACCOMMODATION

KITCHEN: 6.24M X 3.50M
Recessed lights, 2 x Velux windows, blinds, fitted kitchen with wall and base units, stainless-steel sink, area fully plumbed, electric cooker, extractor fan, archway leading to the dining room, French double doors leading to the sunny back garden and patio area, wooden floor.

DINING ROOM: 3.50M X 3.47M
Light fitting, archway leading to the kitchen area, storage press, wooden floor.

LIVING ROOM/PLAYROOM/HOME OFFICE/DOWNSTAIRS BEDROOM: 3.87M X 2.74M
Light fitting, blind, storage press, carpet.

GUEST WC: 1.25M X 1.08M
Light fitting, W.C. W.H.B, with a vanity unit, blind, wall tiles, floor tiles.

SITTING ROOM: 4.90M X 3.42M
Coving, light fitting, blind, curtains, mahogany feature open feature fireplace with marble tiled insert, carpet, t.v. point.

HALLWAY: 4.35M x 2.60M
Light fitting, dado rail, carpet in hallway and on staircase, telephone point.

UPSTAIRS ACCOMMODATION

LANDING: 3.49M X 3.00M
Light fitting, dado rail, pull down attic ladder for access to attic, hot press, carpet.

BEDROOM 1: 4.36M X 3.16M
Light fitting, blind, curtains, fitted wardrobes, carpet.

BEDROOM 2: 3.15M X 2.90M
Light fitting, blind, curtains, fitted wardrobes, carpet.

BEDROOM 3: 3.09M X 1.88M
Light fitting, blind, curtains, fitted wardrobes, 2 x shelving units, carpet.

BEDROOM 4: 3.00M X 2.17M
Light fitting, reading light, blind, curtains, fitted wardrobes, carpet.

BATHROOM: 2.00M X 1.66M
Light fitting, wall tiling, floor tiling, W.C., W.H.B., with vanity unit, electric `TritonT90sr` shower, black out blind.



FEATURES INTERNAL:

All carpets included in the sale
All blinds included in sale
All light fixtures included in sale
Upgraded fitted kitchen
All white goods included in sale as listed under the kitchen section of the brochure
Attic conversion for storage purposes
Superb home with a brilliant address
`Turn key` condition

FEATURES EXTERNAL:

PVC triple glazed windows
Outside tap
Outside lights
Magnificent landscaped mature gardens
Very long back garden 26m x 6.7m approx
Sun trapped patio area
1 timber shed and a greenhouse
Plenty of off-street parking
Driveway
Side gate
Fantastic location

SQUARE FOOTAGE: C.124.63sqm/1341sqft as per BER report

HOW OLD IS THE PROPERTY: C. Built in 1968

BACK GARDEN ORIENTATION: South facing

BER RATING: E1 (318.44 Wh/m2/yr) with am A3 potential as per BER report

BER NUMBER: 117827121

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.

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**

