

**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)**

**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**

**248 Laraghcon, Lucan, Co. Dublin. K78 HN72.**



Award winning Auctioneering Team for over 21 years, Team Lorraine Mulligan of RE/MAX Results welcomes you to this fabulously spacious and excellently presented four bed end of terrace home spanning to C. 140 square metres set in the heart of the very prestigious and highly sought after development in 'Laraghcon', in Lucan, Co. Dublin. This home, boasting an impressive a very cozy B energy rating, offers exceptional modern living in one of Lucan's most desirable residential areas.

**Offers in Excess of €545,000**



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Websites [www.remax.ie](http://www.remax.ie) [www.teamlorraine.ie](http://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 SPACE (L SHAPED): 8.35M X 5.96M

Light fittings, wall light, 2 x large `Velux` windows, quality fitted shaker style kitchen with ample wall and base units, tiled splashback area, generous counter space, integrated dishwasher, 5 plate gas hob, extractor fan, double electric oven, full height fridge, separate freezer, French doors leading to garden area, double doors leading into playroom/home office/living room.

UTILITY: 1.50M X 1.26M

Light fitting, boiler, area fully plumbed, work top, fitted units, floor tiles, back door leading to garden area.

LIVING ROOM/HOME OFFICE/PLAYROOM: 4.45M X 2.70M

Double doors leading to the kitchen/dining area, double doors leading to the sitting room, high quality oak wooden floors.

GUEST WC: 1.84M X .76M

Light fitting, W.C., W.H.B., wall tiles, floor tiles.

SITTING ROOM: 5.98M X 4.00M

Coving, light fitting, feature `Carrara` marble open fireplace with a polished inset & hearth, features a bay window, blinds, high quality oak wooden floors, wall mounted swivel TV, saorview box installed.

HALLWAY:

Coving, light fitting, beautifully tiled floor, carpet on stairwell, key alarm pad, fibre broadband, telephone point, fuse box.

### DOWNSTAIRS ACCOMMODATION

LANDING: 4.30M X 2.45M

Light fitting, hot press with immersion and shelving, wooden floor, access to the attic.

BEDROOM 1: 4.81M X 2.86M

Light fitting features a bay window, blind, wooden floor.

ENSUITE: 1.82M X 1.68M

Light fitting, extractor fan, wall tiling, floor tiling, W.C., W.H.B., mirror, shower with glass shower doors.

BEDROOM 2: 3.72M X 3.02M

Light fitting, blind, fitted wardrobes, wooden floor.

BEDROOM 3: 2.84M X 2.67M

Light fitting, fitted wardrobes, wooden floor.

BEDROOM 4: 2.59M X 2.457M

Light fitting, blind, curtains, fitted wardrobes, wooden floor.

BATHROOM: 2.17M X 1.80M

Light fitting, extractor fan, wall tiling, floor tiling, W.C., W.H.B., shower over the bath.



### FEATURES INTERNAL:

All light fittings included in sale  
All blinds included in the sale  
Immaculate interior  
Privately owned and never rented  
Property fully alarmed  
Wall mounted swivel TV

### FEATURES EXTERNAL:

PVC double glazed windows  
PVC fascia & soffit  
Maintenance free exterior  
Outside lights (front, side, and rear)  
Mature gardens  
Delightful patio area  
Side gate with enclosed side passage  
Garden shed  
Cobble lock with parking for two cars (directly outside house)  
Property located in a quiet cul de sac

SQUARE FOOTAGE: C. 140 sqm / 1507 sqft

HOW OLD IS THE PROPERTY: Under 25 years old

BACK GARDEN ORIENTATION: South West

BER RATING: B3 - 149 kWh/m<sup>2</sup>/yr

BER NUMBER: 117807750

SERVICES: Mains water, mains sewerage.

HEATING SYSTEM: Natural gas.

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**

