

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**

120 Earlsfort Road, Lucan, Co. Dublin. K78 HV21.



RE/MAX Award winning Auctioneering Team for over 21 years, Team Lorraine Mulligan of RE/MAX Results welcomes you to this wonderful four bedroomed family home with granny flat extension to the side of the property. This home has been lovingly cared for by this professional family which is immediately apparent with its excellent curb appeal overlooking a large green allowing peace of mind while the children area at play.

Offers in Excess of €489,950



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 Tel: 01 6283660
 Fax: 01 6272720

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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: 4.9m x 3.6m

Light fitting, high quality cream kitchen, tiled splashback area, stainless steel sink, area fully plumbed, fridge freezer, dishwasher, double oven, hob, extractor fan, door leading to garden area, blinds.

GUEST WC:

Light fitting, extractor fan, W.C., W.H.B., wall panelling, shelves, floor tiles.

SITTING ROOM: 5.1m x 3.6m

Light fitting, centre rose, feature electric fireplace with a wrought iron inset and polished hearth, blinds, curtains, solid wooden floor, t.v. point, phone point.

DINING ROOM: 3.7m x 2.9m

Light fitting, curtains, blinds, solid wooden floors, French double doors leading rear of the home.

HALLWAY:

Coving, light fitting, panelling on stairs, solid wooden floor on hall, radiator cabinet, under stairs storage, carpet on stairs, phone point.

LANDING:

Light fitting, hot press with immersion and shelving, carpet, attic access with folding stairs, attic floored.

BEDROOM 1: 4.16m x 3.4m

Light fitting, blind, curtains, solid wooden floor, t.v. point, phone point.

ENSUITE:

Light fitting wall tiling, floor tiling, W.C., W.H.B., shower with rain shower head.

BEDROOM 2: 2.3m x 3.1m

Light fitting, blind, curtains, wooden floor.

BEDROOM 3: 3.4m x 2.4m

Light fitting, wardrobes, blinds, curtains, wooden floor.

BEDROOM 4/ WALKIN WARDROBE: 3.1m x 2.2m

Light fitting, fitted wardrobes, vanity unit, blind, solid wooden floor.

BATHROOM: 2.2m x 1.7m

Light fitting, wall tiling, floor tiling, W.C., W.H.B., bath, electric triton T90SR shower, mirror with built in radio and Spotify.

GRANNY FLAT: 11.2m x 4.3m

KITCHEN 3.6m x 3.8m

Light fitting, high quality walnut kitchen, stainless steel sink, area fully plumbed, velux windows, splashback, oven, hob, fridge, freezer, washing machine, blinds.

LIVING ROOM: 5.65m x 2.96m

Spot lights, feature electric fireplace, blinds, curtains, wooden floor, attic access.

BEDROOM: 3.5m x 4.32m

Light fitting, blinds, curtains wardrobes, wooden floor

BATHROOM: 2.23m x 1.28m

Light fitting extractor fan, velux windows, blinds, wall and floor tiles, shower, W.C., W.H.B.

BLOCK BUILT SHED 2.94m x 3.65m

Electricity.



FEATURES INTERNAL:

All carpets included in the sale
All blinds included in sale
All light fittings included in sale
Property fully alarmed
Bathroom renovated in 2024
Gas boiler upgraded 2021

FEATURES EXTERNAL:

PVC double glazed windows
Maintenance free exterior
Cobble lock drive way
Minimum two generous parking spaces
Gates to the front of the house
Outside light
Decking area
Landscaped mature gardens
Raised flower beds
Side gates
Property not overlooked to the front
Overlooking a green area
Block built shed
CCTV

SQUARE FOOTAGE: 102sq mtrs/1090 sq ft – house 150 sqmtrs 1600 sq ft – including the granny flat

HOW OLD IS THE PROPERTY: Built in C. 1994

BACK GARDEN ORIENTATION: East

BER RATING: B2 - 118.23 kWh/m²/yr

BER NUMBER: 116941378

SERVICES: Mains water, mains sewerage.

HEATING SYSTEM: Natural gas (house), propane gas (granny flat).

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**

