

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

60 Ashcroft, Raheny, Dublin 5, D05 XF95.



Award winning Auctioneering Team for the last 21 years, Team Lorraine Mulligan of RE/MAX Results welcomes you to this excellently presented 2 bed mid terraced home with a long and sun drenched south facing back garden. This is an excellent property with huge potential and is ready for its excited new owners. This property enjoys vacant possession so the new discerning buyer can move in with ease and comfort quickly. This home also enjoys a front garden with a driveway.

Offers in the Region of €395,000



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 Tel: 01 6272770
 Fax: 01 6272720

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 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

EXTENDED KITCHEN/DINING: 4.14M X 2.33M

Light fitting with a fan, blinds, fitted kitchen with wall and base units, work tops, stainless steel sink, area fully plumbed, integrated oven, 4 plate electric hob, floor tiles.

SITTING ROOM: 4.55M X 3.65M

Coving, feature fireplace with a marble inset and polished hearth, curtains, wooden floor, T.V. point, French double doors leading to the garden area.

HALLWAY: 4.03M X 1.27M

Wooden floor, upgraded Composite door.

UPSTAIRS ACCOMMODATION

LANDING: 3.56M X 2.23M

Recessed lights, wooden panelled walls, hot press, carpet, stairwell leading to the attic conversion.

BEDROOM 1: 3.67M X 3.17M

Blind, fitted wardrobes with a vanity unit, carpet.

BEDROOM 2: 3.64M X 2.84M

Light fitting, fitted wardrobes, blind, carpet.

BATHROOM: 2.68M X 1.69M

Light fitting, W.C., W.H.B., electric `Triton` shower over the bath, wall tiling, floor tiling.



FEATURES INTERNAL:

All carpets included in the sale
All blinds included in sale
Freshly painted for sale
Turnkey condition
Composite front door

FEATURES EXTERNAL:

Upgraded PVC double glazed windows
Outside light
Front lawn area with a driveway for off street parking
Mid terraced home so warmer and safer
Sun trapped patio area
Long back garden that is not overlooked (3.64m x 16m approx.)
Small block shed with electrics
Property located in a quiet cul de sac

TOTAL FLOOR AREA: C. 64sqm / C. 690sqft

HOW OLD IS THE PROPERTY: Under 40 years

BACK GARDEN ORIENTATION: South facing

BER RATING: D2 (283.45 kWh/m²/yr)

BER NUMBER: 117852350

SERVICES: Mains water, mains sewerage.

HEATING SYSTEM: Natural gas fired central heating.

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**

