

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

52 The Old Forge, Lucan, Co. Dublin. K78 C950.



Award winning International REMAX Agent, Team Lorraine Mulligan of RE/MAX Results Lucan welcomes you to this immaculately presented three bed semi-detached home. Nestled in the highly sought-after residential development of 'The Old Forge', Lucan, this beautifully presented 3-bedroom semi-detached home offers a perfect blend of comfort and convenience. Ideal for families, first-time buyers or investors.

Offers in the Region of €420,000



Main Street, Celbridge, Co. Kildare
 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
 Lorraine Mulligan Ltd. T/A Team Lorraine Mulligan. Directors: Lorraine Mulligan, Lesley Kennedy
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DOWNSTAIRS ACCOMMODATION

HALLWAY: 3.90M X 2.10M
Coving, centre rose, light fitting, fuse box, alarm box, carpet.

GUEST W.C.: 1.65M X 1.36M
Light fitting, W.C., W.H.B., wall tiles, floor tiles.

KITCHEN: 5.79M X 2.91M
Light fitting, quality Maple shaker style fitted kitchen with extra wall and base units, tiled splash back area, extractor hood, 4 plate ceramic hob, oven, integrated fridge freezer, area fully plumbed, integrated dishwasher, stainless steel sink, ceramic tiles.

UTILITY ROOM: 1.58M X 1.49M
Light fitting, fitted units, gas boiler, area fully plumbed, floor tiles, back door leading to the side garden.

DINING ROOM: 4.00M X 2.99M
Coving, light fitting, curtains, sliding patio doors leading to the garden, double doors leading to the sitting room.

SITTING ROOM: 3.94M X 3.85M
Coving, centre rose, light fitting, features a bay window, feature fireplace with a wrought iron insert, wooden floor, double doors leading to the dining room, television point.

UPSTAIRS ACCOMMODATION

LANDING: 4.00M X 2.27M
Light fitting, access to the attic, pull down attic ladder, carpet.

BEDROOM 1: 3.74M X 3.14M
Light fitting, blind, curtain, fitted wardrobes, carpet.

ENSUITE: 2.18M X 1.70M
Light fitting, extractor fan, W.C., W.H.B., shower with a `Triton` electric shower, glass shower door, wall tiles, floor tiles.

BEDROOM 2: 3.44M X 2.99M
Light fitting, fitted wardrobes, blind, curtains, wooden floor.

BEDROOM 3: 3.67M X 2.58M
Light fitting, fitted wardrobes, blind, curtains, wooden floor.

BATHROOM: 2.62M X 2.58M
Light fitting, W.C., W.H.B., bath, glass shower door, wall tiles, floor tiles.



FEATURES INTERNAL:

All light fittings included in sale
All blinds and curtains included in sale
Excellent well-maintained interior.
Turnkey home with no money needed to be spent on it
Spotless and luxurious condition
Spacious rooms

FEATURES EXTERNAL:

PVC double glazed windows
Turnkey condition externally and internally
Lots of off-street parking to the front
Pretty front garden that is not directly overlooked
Superb, decked area
All weather awning over part of the decked area
Outside tap

SQUARE FOOTAGE: C. 98sqm/C.1,050sqft

HOW OLD IS THE PROPERTY: Under 25 years old approx.

BACK GARDEN ORIENTATION: South west facing back garden

BER RATING: C3 – 223.23 kWh/m²/yr

BER NUMBER: 111870192

SERVICES: Mains water and mains sewerage

HEATING SYSTEM: Natural gas 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**

