

**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**

**111 Castlegate Way, Adamstown, Lucan, Co. Dublin. K78 WA25.**



Award winning International REMAX Agent for the last 21 years, Team Lorraine Mulligan of RE/MAX Results welcomes you to this BER B1 energy rated and excellently presented 3 bed mid terraced ground floor duplex home. This delightful residence enjoys off street parking and a south facing maintenance free back garden. This home can be found in pristine condition, and it enjoys vacant possession so the new discerning buyer can move in with ease, peace, speed and comfort.

**Offers in Excess of €355,000**



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 Tel: 01 6272770  
 Fax: 01 6272720

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 Tel: 01 6283660  
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Email: [office@teamlorraine.ie](mailto:office@teamlorraine.ie)

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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## DOWNSTAIRS ACCOMMODATION

**KITCHEN:** 5.08M X 3.95M  
Light fitting, fitted kitchen with wall and base units, chrome extractor hood, four ring gas hob, oven, fridge freezer, washing machine, dishwasher, wall tiles, floor tiles, blinds, French door leading to the garden area.

**HALLWAY:** 5.82M X 1.96M  
Light fitting, thermostat control, alarm box, fuse box, wooden floor, carpet on stairwell, downstairs storage.

**DOWNSTAIRS GUEST W.C.** 2.20M X 1.51M  
Light fitting, extractor fan, W.C., W.H.B., wall tiles, floor tiles.

**SITTING ROOM:** 5.32M X 3.59M  
Blinds, solid wooden floor, TV point.

## UPSTAIRS ACCOMMODATION

**BEDROOM 1:** 5.06M X 3.60M  
Light fitting, fitted wardrobes, blinds, carpet, television and telephone points.

**ENSUITE:** 2.12M X 1.88M  
Light fitting, extractor fan, shaving light and socket, W.C., W.H.B., shower, wall tiles, floor tiles.

**LANDING:**  
Light fitting, thermostat control, smoke alarm carpet.

**BEDROOM 2:** 3.92M X 2.99M  
Light fitting shelf fitted wardrobes lined curtains carpet television and telephone points.

**BEDROOM 3:** 3.39M X 2.73M  
Light fitting blinds curtains carpet fitted wardrobe.

**BATHROOM:** 2.21M X 1.65M  
Light fitting, extractor fan, mirror, W.C., W.H.B., with a vanity unit, shower over bath, wall tiles, floor tiles.



## FEATURES INTERNAL:

All carpets included in the sale  
All blinds included in sale  
All light fittings included in sale  
All electrical appliances included the sale as a per kitchen description  
Property fully alarmed  
Freshly painted for sale  
Turnkey home with no money needed to be spent on it

## FEATURES EXTERNAL:

Double glazed windows  
Maintenance free exterior  
Outside lights  
Off street parking to the front  
Additional communal parking  
Small garden to the rear with a newly laid decked area 5.71m x 4.60m  
Property at the back overlooks a tasteful courtyard area

**SQUARE FOOTAGE:** C. 1,281sqft / C.119.1qm as per BER report

**HOW OLD IS THE PROPERTY:** Built in 2007

**MANAGEMENT FEES:** €1,349 and this includes the bins

**PREVIOUS RENT CHARGED:** €2,067

**BACK GARDEN ORIENTATION:** South facing back garden

**BER RATING:** B1 – 96.27 kWh/m<sup>2</sup>/yr with a an A2 potential as per BER report

**BER NUMBER:** 109274837

**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**

