

**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](http://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**

**4 Earlsfort View, Lucan, Co. Dublin. K78 HH52.**



Internationally Award-winning Auctioneering Team, Team Lorraine Mulligan of RE/MAX Results Lucan for the last 21 years welcomes you to this beautiful and impeccably modern three-bedroom semi-detached home in the desirable Earlsfort area of Lucan, Co. Dublin. Perfectly blending style and functionality, this residence exudes contemporary charm with clean lines, high-quality finishes, and an effortless flow across its well-designed layout.

**Offers in Excess of €385,000**



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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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### DOWNSTAIRS ACCOMMODATION

ENTRANCE HALLWAY: 3.34m x 1.73m

Stylish composite front door, coving, light fitting, fuse box, alarm key box, wooden floor in the hallway, carpet on stairwell, downstairs storage.

SITTING ROOM: 5.62m x 3.41m

Cloving, light fitting, feature fireplace, wooden floor, archway leading to the delightful kitchen/dining area, beautiful, fitted shelving unit around the front window with a window seat overlooking the front garden.

KITCHEN/DINING AREA: 5.26m x 4.46m

Light fitting, blinds, beautiful, fitted kitchen with extra wall and base units, crystal display cabinet, wooden panelling around the dining area, area fully plumbed, stainless-steel sink, tiled splash back area, chrome extractor hood, 4 plate electric ceramic hob, oven, dishwasher, American style fridge freezer, electric cooker, wooden floor, back door leading to the garden area, archway leading to the cosy sitting room.

### UPSTAIRS ACCOMMODATION

LANDING: 1.90m x 1.89m

Light fitting, pull down ladder to the attic, attic partially floored, carpet.

BEDROOM 1: 3.94m x 3.28m

Coving, light fitting, curtains, wall lights, fitted wardrobes, wooden floor.

BEDROOM 2: 3.85m x 2.83m

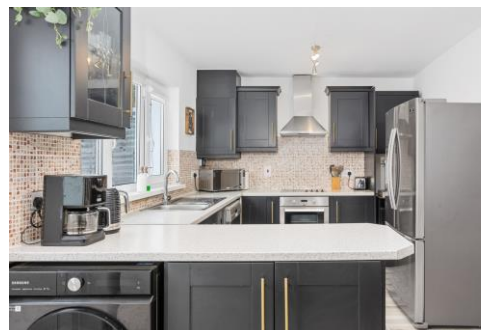
Light fitting, fitted wardrobes, blinds, curtains, wooden floor.

BEDROOM 3: 2.87m x 2.35m

Light fitting, blinds, wooden floor.

STYLISH BATHROOM: 2.86m x 1.87m

Recessed lights, W.C., W.H.B., with a vanity unit, shower head over bath, separate shower with a shower head and a rain head power shower, wall tiling, floor tiling.



### FEATURES INTERNAL:

All carpets included in the sale  
All curtains included in the sale  
All blinds included in the sale  
All kitchen appliances included in the sale as per kitchen description  
Upgraded bathroom  
Excellent décor throughout  
Turnkey home  
Spotlessly clean

### FEATURES EXTERNAL:

New composite front door  
PVC triple glazed windows  
Steel shed  
Outside light  
Landscaped mature gardens  
Plenty of off-street parking  
Lawn to the front with hedges  
Side gate  
Excellent neighbours

SQUARE FOOTAGE: C. 85. sqm/C. 915sqft

HOW OLD IS THE PROPERTY: Built in 1995

BACK GARDEN ORIENTATION: West facing

BER RATING: C2 -182.99 kWh/m2/yr with a B1 potential as per BER report.

BER NUMBER: 106464936

SERVICES: Mains water, mains sewerage, high speed broadband availability.

HEATING SYSTEM: 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**

