

**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**

**19 Liffey Glen, Liffey Valley Park, Lucan, Co. Dublin. K78 E772.**



Internationally Award-winning Auctioneering Team, Team Lorraine Mulligan of RE/MAX Results Lucan for the last 21 years welcomes you to this luxurious and spacious 3 bed semi-detached home with a single storey extension to the rear. No 19 spans to C.109sqm/C.1,173sqft. This home enjoys safe and secure off-street parking with a lawn area to the front and a maintenance free back garden.

**Offers in Excess of €435,000**



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 Tel: 01 6272770  
 Fax: 01 6272720

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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  
 VAT No. IE 9669142H Registered in Ireland No: 446829 PSRA Licence No: 002196

## DOWNSTAIRS ACCOMMODATION

KITCHEN/DINING AREA: (L SHAPED) 5.69M X 5.14M

Light fitting, blind, fitted kitchen with extra wall and base units, tiled splashback area, `Velux` window, area fully plumbed, 4 plate gas hob, extractor fan, oven, integrated fridge freezer, washing machine, double doors leading to the extension, floor tiles.

EXTENSION TO THE REAR: 5.30M X 2.99M

Recessed lights, `Velux` windows x 2, blind, floor tiles, French double doors leading to the maintenance free garden.

SITTING ROOM: 5.40M X 3.54M

Light fitting, blinds, curtains, feature fireplace, wood burning stove, wooden floor, T.V point.

GUEST WC: 1.70M X .77M

W.C., W.H.B., wall tiles, floor tiles.

HALLWAY: 4.84M X 1.72M

Coving, light fitting, alarm key pad, carpet on staircase, wooden floor in hallway, telephone point, fuse box.

## UPSTAIRS ACCOMMODATION

LANDING: 3.00 M X 1.84M

Light fitting, hot press with shelving, carpet, access to the attic.

BEDROOM 1: 3.86M X 3.63M

Light fitting, blind, curtains, fitted wardrobes, t.v. point, telephone point, carpet.

ENSUITE: 2.94M X 1.49M

Light fitting, floor tiling, floor tiling, W.C., W.H.B., corner shower head, walk in wet area, heated towel rack.

BEDROOM 2: 4.56M X 3.02M

Light fitting, fitted wardrobes, blind, curtains, carpet.

BEDROOM 3: 2.94M x 2.29M

Light fitting, blind, carpet.

BATHROOM: 2.03M x 1.82M

Recessed lights, W.C., W.H.B., shower over bath, wall tiling, floor tiles.



## FEATURES INTERNAL:

All carpets included in the sale  
All blinds included in sale  
All curtains included in the sale  
All light fixtures included in sale  
Spacious accommodation  
Large kitchen/dining room  
Extension to the rear  
Gas fire central heating  
Master ensuite

## FEATURES EXTERNAL:

PVC double glazed windows  
Outside lights  
Landscaped mature gardens  
Cul de sac location  
Off street parking  
Side gate and side entrance  
Excellent neighbours  
Storage shed

SQUARE FOOTAGE: 117.19 sqm / 1264 sqft

HOW OLD IS THE PROPERTY: Under 25 years old

BACK GARDEN ORIENTATION: North/east facing

BER RATING: B3 - 141.45 kWh/m<sup>2</sup>/yr

BER NUMBER: 105125744

CALCULATED ANNUAL CO2 EMISSIONS:  
30.01kgCO<sub>2</sub>/m<sup>2</sup>/yr

SERVICES: Mains water & mains sewerage

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**

