

**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**

**6 Shackleton Grove, Shackleton, Lucan, Co. Dublin. K78 H6T4.**



Award winning Auctioneering Team for over 21 years, Team Lorraine Mulligan of RE/MAX Results welcomes you to this wonderful three bedroomed home with attic conversion, set in the heart of Shackleton Park. This home comes to the market in excellent condition and has been lovingly cared for by its current owners. From the moment you step inside the front door this home will delight. This home also enjoys a generous rear gardens having been landscaped with a patio area.

**Offers in Excess of €510,000**



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RE/MAX National No.1 Top Selling Agent & Office 2007-2017  
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**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**

## ACCOMMODATION

**KITCHEN:** 4.5m x 5m  
High quality gloss kitchen, tiled splashback area, stainless steel sink in island unit, area fully plumbed, integrated fridge freezer, integrated dishwasher, microwave, double oven, hob, extractor fan, French double doors leading to garden area, ceramic tiles, wall panelling.

**UTILITY:**  
Shelving, area fully plumbed, ceramic tiles, washing machine, dryer, large under stairs storage.

**GUEST WC:**  
Extractor fan, W.C., W.H.B., heated towel rail, wall tiles, floor tiles.

**SITTING ROOM:** 4.62m x 3.84m  
Light fitting, Electric feature fire, blinds, wood effect tiles, t.v. point, phone point.

**HALLWAY:**  
Spot lights, storage, wall panelling, ceramic tiles, carpet on stairs, phone point.

**LANDING:**  
Carpet, hot press with duel immersion. Stairs to attic.

**BEDROOM 1:** 4.33m x 4.53m  
Fitted wardrobes, blinds and blackout blinds, wooden, floor.

**ENSUITE:**  
Light fitting, extractor fan, shaving light and socket, wall tiling, floor tiling, W.C., W.H.B., shower, heated towel raid.

**BEDROOM 2:** 4.22m x 2.12m  
Fitted wardrobes, black out blinds, blind, wooden floor.

**BEDROOM 3:** 4.33m x 2.87m  
Fitted wardrobes, blind, wooden floor.

**ATTIC:** 5.2m x 3.1m  
Spotlights, carport, storage in the eaves, velux windows, radiator.

**OFFICE:** 1.77m x 1.66m  
Spotlight, carpet, storage, velux windows.

**BATHROOM:** 3.1m x 1.70m  
Light fitting, extractor fan, shaving light and socket, wall tiling, floor tiling, W.C., W.H.B., separate sgiwer unit, bath, heated towel rail.



## FEATURES INTERNAL:

Selected curtains included in the sale  
All carpets included in the sale  
All blinds included in sale  
Selected light fittings included in sale  
All white goods as described under kitchen section  
Property fully alarmed  
Wall panelling  
Solar panels

## FEATURES EXTERNAL:

PVC triple glazed windows  
PVC fascia & soffit  
Maintenance free exterior  
Outside light  
Landscaped mature gardens  
Raised flower beds  
Side gates  
Property located in a quiet cul de sac  
Shed  
Off street parking for up to two cars  
Large, shared bin area keeping bins away from the house

**SQUARE FOOTAGE:** 104 sq mtrs excluding the attic / 1120 sqft

**HOW OLD IS THE PROPERTY:** Built in 2018

**MANAGEMENT FEES:** €450.00 PA (includes bins, maintenance and public liability insurance)

**BER RATING:** A2 - 48.63 kWh/m<sup>2</sup>/yr

**BER NUMBER:** 110349552

**SERVICES:** Mains water, mains sewerage.

**HEATING SYSTEM:** Natural gas, with zoned heating control.

**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**

