

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

16 Castlegate Terrace, Adamstown, Lucan, Co. Dublin. K78 H5A1.



Award winning International REMAX Agent for over 22 years, Team Lorraine Mulligan of RE/MAX Results welcomes you to this excellently presented 2 bed ground floor end of terrace duplex home in Adamstown with a west facing back garden. This home has been freshly painted for sale and can be found in pristine condition. The new discerning buyer can move in with ease and comfort.

Offers in Excess of €335,000



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 Tel: 01 6272770
 Fax: 01 6272720

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 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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ACCOMMODATION

KITCHEN: 3.96M X 3.40M
Light fitting, high quality fitted kitchen with wall and base units, chrome extractor hood, four ring gas hob, oven, fridge freezer, dishwasher, washing machine, area fully plumbed, French door leading to the garden area, wall tiles, floor tiles, blind.

GUEST W.C: 1.60M X 1.44M
Light fitting, extractor fan, W.C., W.H.B., wall tiles, floor tiles.

HALLWAY:9 (L SHAPED) 5.23M X 1.60M
Light fitting, thermostat control, alarm box, fuse box, wooden floor, radiator cover, carpet on stairwell, downstairs storage.

SITTING ROOM: 5.05M X 3.54M
Light fitting, wooden floor, blind, curtains, TV point.

BEDROOM 1: (DUAL ASPECT) 4.57M X 3.55M
Light fitting, fitted wardrobes, blind, curtains, carpet, television and telephone points.

ENSUITE: 2.56M X 1.74M
Light fitting, W.C., W.H.B., with a vanity unit, shower, glass shower door, wall tiles, floor tiles.

LANDING: 3.70M X .91M
Light fitting, carpet.

BEDROOM 2: 4.07M X 3.40M
Light fitting, blind, curtains, fitted wardrobes, carpet.

BATHROOM: 2.19M X 1.75M
Light fitting, shaving light and socket, W.C., W.H.B., shower over bath, wall tiles, floor tiles.

BACK GARDEN: 8.07M X 5.55M



FEATURES INTERNAL:

All carpets included in the sale
All light fittings included in sale
All blinds included in the sale
All curtains included in the 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
Turnkey condition
Maintenance free exterior
Outside lights
Communal parking to the front
Additional communal parking
Small patio area to the rear

SQUARE FOOTAGE: C. 88.58 sqm / 953 sqft

HOW OLD IS THE PROPERTY: 2009

POTENTIAL MONTHLY RENT ACHIEVEMENT: €2,000/€2,500 per month

MANAGEMENT FEES: €1,182.93 PER YEAR

PARKING: Off street parking on a first come first serve basis

BACK GARDEN ORIENTATION: West facing back garden from the sitting room

BER RATING: B2 - 122.42 kWh/m²/yr

BER NUMBER: 100639210

SERVICES: Mains water, mains sewerage & high-speed availability

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**

