

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

14 Laurel Park, Clondalkin, Co. Dublin. D22 KP97.



“Circle of Legends” & Award-winning International REMAX Agent for over 22 years, Team Lorraine Mulligan of RE/MAX Results is delighted to present this well maintained 3-bedroom semi-detached home with attic conversion to the market. Although in need of some modernisation this home oozes potential. It is ideally located in the mature and highly sought-after area of Laurel Park in Clondalkin.

Price €495,000



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

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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 4m x 3.28m
Light fitting, kitchen units, worktops tiled, splash back area, double sink area, fully plumbed, gas cooker, extractor fan, integrated dishwasher, microwave, Fridge, freezer, floor, coving, blocked up fireplace.

UTILITY ROOM: 2.03m x 2.24m
Light fitting, area fully plumbed, floor and wall base units, worktop, washing machine, entrance to garden, floor tiles

LIVING ROOM: 4.17m x 3.92m
Coving, light fitting, window covering, carpet, feature gas fireplace with surround heart storage unit.

DINING ROOM: 3.43m x 3.92m
Coving, light fitting, wall lights, blocked up fireplace, carpet, French doors leading to Conservatory.

CONSERVATORY: 3.97m x 3.92m
Light fitting with fan, wall lights, wooden floor, French doors leading to garden.

HALLWAY:
Light fitting, storage, alarm panel, carpet.

GUEST WC:
Light fitting, W.C., wash hand basin, floor tiles, extractor fan.

GARAGE:
Light fitting up over electric garage door.

UPSTAIRS ACCOMMODATION

LANDING:
Light fitting, carpet, stairs to attic.

BEDROOM 1: 4.17m x 3.92m
Light fitting, window covering, coving, carpet, fitted wardrobes.

BEDROOM 2: 3.31m 4.42m
Light fitting, curtains, carpet, sliding wardrobes, hot press with duel immersion.

BEDROOM 3: 3.16m x 2.43m
Light fitting, curtains, window coverings, carpet, fitted wardrobes.

ATTIC ROOM: 3.14m x 2.88m
Light fitting, fitted wardrobes, carpet.

ATTIC ROOM: 4.19m x 2.45m
Light fitting, carpet.

ATTIC HALLWAY:
Light fitting, carpet, entrance to attic.

ATTIC WC:
Light fitting, WC, water tank, wash hand basin, floor covering.



FEATURES INTERNAL:

All kitchen appliances as per the brochure included in the sale
All curtains and carpets included in the sale
All blinds and curtains included in the ale
Bathroom renovated in the last 5 years
New carpet

FEATURES EXTERNAL:

Double glazed windows
PVC fascia and soffits?
Off Street Parking
Decking area
Landscaped mature gardens
Outside lights

SQUARE FOOTAGE: 149.47sqm / 1609sqft excluding attic at 29.54sqm / 318sqft

HOW OLD IS THE PROPERTY: C.1954

BACK GARDEN ORIENTATION: East facing orientation.

BER RATING: E2 - 364.73 kWh/m²/yr

BER NUMBER: 118600584

EMISSIONS INDICATOR: 66.19 kgCO2 /m²/yr

SERVICES: Mains water, mains sewage

HEATING SYSTEM: Plumbed for gas, needs gas boiler

HOUSE STATUS: No onward chain.

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**

