

**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**

**7 Blackditch Drive, Ballyfermot, Dublin 10, D10 YY46.**



'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 2-bedroom semi-detached home to the market. Although in need of some modernisation this home oozes potential. It is ideally located in the heart of Ballyfermot.

**Offers in Excess of €295,000**



Main Street, Celbridge, Co. Kildare  
 Tel: 01 6272770  
 Fax: 01 6272720

Unit 2, 11 Lower Main Street, Lucan, Co. Dublin  
 Tel: 01 6283660  
 Fax: 01 6272720

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

**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**  
**DOWNSTAIRS ACCOMMODATION**

**PORCH:**  
Light Fitting, carpets, French doors.

**KITCHEN:** 4m x 2.55m  
Light fitting, wall and floor tiles, moder kitchen splashback, stainless steel sink, cooker, blind, curtains, fridge, washing machine, door to back garden.

**DINING ROOM:** 4.25m x 2.55m  
Light fitting, blind, curtains, Tiled floor.

**LIVING ROOM:** 4.25m x 3.26m  
Light fitting, blind, curtains, carpet, feature fireplace, hot press with fuel immersion, , gas boiler in fireplace.

**HALLWAY:**  
Carpet on stairs.

**UPSTAIRS ACCOMMODATION**

**LANDING:**  
Blind, carpet, attic access, part floored.

**BEDROOM 1:** 3.4mx 3.08m  
Light fitting, blinds, curtains, wardrobes.

**BEDROOM 2:** 3.84m x 2.4m  
Light fitting, blind, curtains, carpet.

**BATHROOM:** 1.60m x 1m  
Light fitting, wall and floor tiles, wash hand basin, WC, electric shower Triton T 90 X, towel rail.



**FEATURES INTERNAL:**  
All blinds, curtains, light fittings included in the sale  
All white goods as per brochure in the kitchen  
House rewired 2005smart metre  
Built 1957  
Internal door keys

**FEATURES EXTERNAL:**  
Patio area  
Mature raised flower beds  
Garden sheds  
Security light at rear large side of the garden  
Parking for up to 3 cars

**SQUARE FOOTAGE:** 70.89 sqm / 763.05sqft

**HOW OLD IS THE PROPERTY:** Built in 1957

**BACK GARDEN ORIENTATION:** South - East

**BER RATING:** F - 417.04 kWh/m<sup>2</sup>/yr (B1 potential according to the BER report)

**BER NUMBER:** 118698869

**EMISSIONS INDICATOR:** 74.79 kgCO<sub>2</sub> /m<sup>2</sup>/yr

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

**HEATING SYSTEM:** Natural gas central heating.

**DISCLAIMER:** All information provided is deemed reliable but not guaranteed. Interested parties should independently verify details. No warranties or representations are made regarding the property or its features.

**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**

