

**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.beagelbid.ie/teamlorraine](http://www.beagelbid.ie/teamlorraine)
- 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**

**2 Hansted Close, Lucan, Co. Dublin.**



Multi Award winning Auctioneering Team for 20 years, Team Lorraine Mulligan of RE/MAX Results Lucan & Celbridge welcomes you to this gorgeous three bed end of terrace duplex with a back garden. This property enjoys vacant possession so the new discerning buyer can move in straight away. This home can be found in 'Turn Key' condition and no money needs to spent on this delightful property.



**Price €265,000**

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

Unit 2, 11 Lower Main Street, Lucan, Co. Dublin  
 Tel: 01 6283660  
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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  
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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/Dining Room 16'11" (5.16m) x 11'5" (3.48m)

Recessed lights, high quality fitted Maple shaker style fitted kitchen with wall an base units with brushed chrome handles, tiled splash back area, stainless steel sink, oven, electric oven, 4 plate electric hob, extractor fan, dishwasher, washing machine, fridge freezer, floor covering in the kitchen area, wooden floor in the dining area, blinds, French double doors leading to the patio and garden area, double doors leading to the sitting room.

### Guest W.C. 6'6" (1.98m) x 4'7" (1.4m)

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

### Sitting Room 16'1" (4.9m) x 11'2" (3.4m)

Recessed lights, features a bay window, feature fireplace with curtains, blinds, wooden floor, t.v. point, double doors leading to the kitchen area.

### Hallway 20'6" (6.25m) x 6'0" (1.83m)

Recessed lights, downstairs storage, carpet on stairwell, wooden floor in hallway, telephone point, alarm key pad.

### Landing

Light fitting, hot press with immersion and shelving, carpet.

### Bedroom 1 11'3" (3.43m) x 10'5" (3.18m)

Light fitting, fitted wardrobes, blind, wooden floor.

### Ensuite 6'10" (2.08m) x 5'6" (1.68m)

Light fitting, wall tiling, floor tiling, W.C., W.H.B., shower.

### Bedroom 2 12'3" (3.73m) x 8'9" (2.67m)

Light fitting, fitted wardrobes, blind, curtains, wooden floor.

### Bedroom 3 11'8" (3.56m) x 8'7" (2.62m)

Light fitting, black out blind, curtains, wooden floor.

### Bathroom 6'11" (2.11m) x 5'7" (1.7m)

Light fitting, wall tiling, floor tiling, W.C., W.H.B., bath.

## INTERNAL FEATURES

- All curtains & carpets included in the sale
- All blinds included in sale
- All light fittings included in sale
- All kitchen appliances included in sale as detailed in the kitchen description
- Property fully alarmed



## EXTERNAL FEATURES

- PVC double glazed windows
- Outside lights
- Landscaped mature gardens to the front and to the rear
- Raised flower beds
- Garden shed
- Patio area

## BUYING VERSUS RENTING

Based on a 90% Loan to value rate 3.15% variable:

Term Cost per thousand borrowed

20 years 5.62%

25 years 4.82%

30 years 4.30%

35 years 3.39%

So, as an example:

Purchase price: €265,000

90% mortgage

€265,000 over 30 years (265,000 x 4.30) = €1,139 per month

## GOING RENT THAT WAS CHARGED PER MONTH:

€1,550 PER MONTH

## SQUARE FOOTAGE

C.900sqft (C.93sqm)

## HOW OLD IS PROPERTY

14 years approx.

## BACK GARDEN ORIENTATION

East facing

## BER RATING

C2

## BER NO

113047492

## HOW QUICKLY CAN THE EXISTING CLIENTS MOVE:

Immediately

**RE/MAX NATIONAL TOP SELLING & LETTING AGENT  
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**

