

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

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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**

4 Liffey Row, Liffey Valley Park, Lucan, Co. Dublin. K78 EV26.



'Circle of Legends' and ward winning International REMAX Agent for over 22 years, Team Lorraine Mulligan of RE/MAX Results welcomes you to this truly beautiful professionally owned turn-key three-bed mid-terrace with two en-suites & with a large attic conversion. This property comes to the market in immaculate and pristine condition. This beautifully presented mid-terraced home offers spacious, modern living in immaculate, move-in-ready condition.

Offers in Excess of €410,000



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 Tel: 01 6272770
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RE/MAX National No.1 Top Selling Agent & Office 2007-2017
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DOWNSTAIRS ACCOMMODATION

REMODELLED AND UPGRADED KITCHEN/DINING ROOM:

5.48M X 3.69M

Light fitting, high quality fitted kitchen with wall and base units, crystal and pottery display cabinet, extractor fan, electric cooker, stylish `Retro` tile splashback, integrated fridge freezer, integrated dishwasher, stainless steel sink with unbuilt food waste disposal (InSinkErator), area fully plumbed, breakfast bar, quartz work tops, sliding patio door leading to the garden area, floor tiles, blind.

SITTING ROOM: 4.64M X 3.42M

Coving, light fitting, pine feature fireplace with a wrought insert and a polished hearth, blind, curtains, TV point.

REMODELLED AND UPGRADED GUEST W.C: 1.53M X 0.75M

Light fitting, extractor fan, W.C., W.H.B., vanity unit, wall tiles, floor tiles.

HALLWAY: 5.27M X 1.82M

Coving, light fitting, fuse box, alarm key panel, pocket drawer storage under the stairwell, floor tiles in hallway, radiator cover, carpet on stairwell.

UPSTAIRS ACCOMMODATION

LANDING: 3.58M X 2.29M

Coving, light fitting, hot press with an immersion, carpet, proper stairwell leading to the attic conversion.

BEDROOM 1: 4.27M X 2.87M

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

REMODELLED AND UPGRADED ENSUITE: 2.67M X .76

Light fitting, shaving light and socket, W.C., W.H.B., with a vanity unit, shower, wall tiles, floor tiles.

BEDROOM 2: 3.22M X 3.22M

Coving, light fitting, blind, curtains, fitted wardrobes, wooden floor.

BEDROOM 3: 2.46M X 2.31M

Coving, light fitting, blind, fitted wardrobe, wooden floor.

REMODELLED AND UPGRADED BATHROOM: 2.29M X 2M

Coving, light fitting, extractor fan, blind, shaving light, W.C., W.H.B., with a vanity unit, electric `Mira Elite SE` shower over bath, wall tiles, floor tiles.

ATTIC CONVERSION: 4.19M X 3.85M

Recessed lights, `Velux` window with a black out blind, radiator cover, side storage panels, wooden floor.

MODERN AND NEW ENSUITE: 2.09M X 1.43M

Light fitting, extractor fan, `Velux` window, W.C., W.H.B., vanity unit, shower, glass shower door, wall tiles, floor tiles.

BACK GARDEN



FEATURES INTERNAL:

Composite front door
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

Upgraded kitchen
Upgraded ensuite and bathroom
Superb attic conversion with excellent head height
Additional tasteful ensuite in the attic conversion
All furniture may be included upon discussion with the seller.

FEATURES EXTERNAL:

Double glazed windows
Turnkey condition
Excellent location
Fantastic neighbours with a great sense of community
Ample of off-street parking with lots of over flow parking
Garden shed

SQUARE FOOTAGE: C. 92sqm / 990sqft

HOW OLD IS THE PROPERTY: House built in 2002/2003

PARKING: Ample parking to the front.

BACK GARDEN ORIENTATION: South facing

BER RATING: B3 - 140.2 kWh/m²/yr

BER NUMBER: 109068197

SERVICES: Mains water, mains sewerage & broad band availability

HEATING SYSTEM: Gas fired central heating

HOW OLD IS THE BOILER: 4 Years old

WHEN WAS IT LAST SERVICED?: July 2024

IS THIS HOME OWNER OCCUPIED: Yes

INVESTOR RENTAL POTENTIAL: €3,000 per month approximately

REASON FOR SALE?: Job relocation to Portugal

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**

