

**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**

**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**

**34 Our Lady's Road, Dublin 8, Co. Dublin. D08 V5W5.**



'Circle of Legends' National and International Award-winning agent, Team Lorraine Mulligan of REMAX Results for 22 years, welcomes you to this superb three-bed mid terraced home with a kitchen extension to the rear. This property boasts lots of excellent potential. This property offers tremendous scope and is ideal for someone looking to put their own creative stamp on a home in one of Dublin's most dynamic, convenient and historic areas.

**Offers in Excess of €399,950**



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  
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## ACCOMMODATION

### DOWNSTAIRS ACCOMMODATION

KITCHEN/DINING ROOM: 4m x 3.68m

Recessed lights, black out blind, modern and new fitted kitchen with wall and base units, granite worktops, splashback, Belfast sink, fitted double oven and microwave, 4 plate electric hob, free standing fridge freezer, extractor fan, washing machine, tumble dryer, dishwasher, area fully plumbed, floor tiles, wall radiator, French door leading to the back garden.

SITTING ROOM: 4.56m x 4.54m

Centre rose, wall lights, blinds, curtain pole, tiled floor. under the stairs storage.

SHOWER ROOM: 2.17m x 1.71m

Coving, light fitting, wall and floor tiles, W.C., W.H.B. with storage, electric `Triton` shower featuring wet room.

STOREROOM: (Stud Partition can easily come down if required)

Light fitting, blinds, laminate flooring. 3.28m x 1.81m

### UPSTAIRS ACCOMMODATION

BEDROOM 1:

3.13m x 3.11m

Light fitting, blinds, Sliderobes, laminate flooring.

(Please note that other homes in this neighbourhood put an ensuite in this room as you enter the room on the left hand side).

BEDROOM 2: 3.73m x 2.38m

Light fitting, blinds, curtains, wooden floor.

BEDROOM 3: 2.67m x 2.14m

Blind, wooden floor.



### FEATURES INTERNAL:

Opportunity for reconfiguration or modernisation

Two of the most expensive rooms have been remodelled ie the kitchen and shower room

Kitchen extension to the rear

Spacious kitchen, sitting room and main bedroom

Turnkey home

Property enjoys vacant possession so the new buyer can move in

### FEATURES EXTERNAL:

Pretty looking property

PVC fascia and soffits

New double-glazed windows and French door on the extension

Great neighbours with a great sense of community

Low maintenance front and rear gardens

Safe and secure off-street parking

This property enjoys immediate access to the Dublin city centre and all excellent local amenities

SQUARE FOOTAGE: 79.3 sqm / 853.57 sqft

HOW OLD IS THE PROPERTY: Built in C. 1930

BACK GARDEN ORIENTATION: West

BER RATING: C2 - 198.74 kWh/m<sup>2</sup>/yr

BER NUMBER: 118518893

SERVICES: Mains water and sewerage, electricity, natural gas, broadband availability

HEATING SYSTEM: Gas fired central heating

HAS THIS PROPERTY BEEN RENTED: No

RENTAL INCOME ANTICIPATED PER MONTH: €3,000 to €3,500 per month

RENTAL YIELD A: 5-8% approximate yield

HEATING SYSTEM: 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  
2024, 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

