

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.homebid.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 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

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

6 Oakleigh Drive, Trim Road, Longwood, Co. Meath. A83 XC91.



Award winning International REMAX Agent, Team Lorraine Mulligan of RE/MAX Results welcomes you to this excellent four bed detached two storey residence spanning to C. 142.38sqm/C1,532sqft with a large sunny south facing and private back garden measuring an impressive 18m x 8m! This is a superb family residence that boasts a fantastic and very cosy B3 energy rating! This home is just gorgeous and has been freshly painted for sale and comes to the market in excellent condition.

Offers in Excess of €355,000



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 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

Websites www.remax.ie 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

ACCOMMODATION

DOWNSTAIRS ACCOMMODATION

Kitchen/Dining Room 13'8" (4.17m) x 11'6" (3.51m)

Light fitting, fitted kitchen with extended wall and base units, breakfast bar area, crystal display cabinet, stainless steel sink, splash back area, extractor fan, oven, electric ceramic hob, oven, integrated dishwasher, integrated fridge freezer, ceramic tiles.

Sunroom 9'4" (2.84m) x 7'9" (2.36m)

Light fitting, French double doors leading to the garden area, ceramic tiles.

Dining Room 13'8" (4.17m) x 11'7" (3.53m)

Coving, light fitting, wooden floor, double doors leading to the sitting room, sliding patio door leading to the garden.

Sitting Room 17'9" (5.41m) x 12'9" (3.89m)

Coving, centre rose, light fitting, marble feature fireplace with a wood burning stove, double doors leading to the dining room, features a bay window. wooden floor, TV point.

GUEST WC/UTILITY ROOM 6'10" (2.08m) x 5'9" (1.75m)

Light fitting, W.C., W.H.B., tiled splashback, area fully plumbed, floor tiles.

Hallway 17'1" (5.21m) x 9'9" (2.97m)

Light fitting, under the stairs storage, wooden floor in hallway, carpet on stairwell, fuse box.

UPSTAIRS ACCOMMODATION

Landing 10'6" (3.2m) x 3'5" (1.04m)

Light fitting, wooden floor, hot press with an immersion, smoke alarm, access to the attic.

Bedroom 1 14'5" (4.39m) x 12'9" (3.89m)

Light fitting, fitted wardrobes, carpet, t.v. point and phone point.

Ensuite 9'11" (3.02m) x 4'6" (1.37m)

Light fitting, wall tiling, floor tiling, W.C., W.H.B, electric `Triton` T90xr` electric shower.

Bedroom 2 13'0" (3.96m) x 12'8" (3.86m)

Light fitting, fitted wardrobes, carpet.

Bedroom 3 10'1" (3.07m) x 10'0" (3.05m)

Light fitting, fitted wardrobes, carpet.

Bedroom 4 10'9" (3.28m) x 10'0" (3.05m)

Light fitting, carpet.



Bathroom 6'7" (2.01m) x 6'2" (1.88m)

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

INTERNAL FEATURES

- Stunning bright and spacious home
- Fitted kitchen
- All kitchen appliances included in sale as listed under the kitchen section.
- Sunroom the rear
- Turn key home
- Upgraded stunning fireplace with a wood burning stove

FEATURES EXTERNAL

- PVC double glazed windows
- PVC fascia & soffit
- Maintenance free exterior
- Outside lights
- Side gates
- Driveway for off street parking
- Cobble lock driveway
- Large and sunny south facing back garden

SQUARE FOOTAGE

C. 142.38sqm/C1,532sqft

HOW OLD IS PROPERTY

15 years old approx

BACK GARDEN ORIENTATION South Facing

BER RATING

B3

135.97 kWh/m²/yr

CO2 CARBON EMISSIONS INDICATOR 27.17kgCO₂/m²/yr

BER NUMBER

114856750

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

