

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

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**

65 Hillcrest Walk, Lucan, Co. Dublin. K78 H9C4.



National and International Award-winning agent, Team Lorraine Mulligan of REMAX Results for 22 years welcomes you to this superb three bed semi-detached home with huge potential and a large back garden. This home comes to the market in very good condition. No. 65 does have new windows, a new front door, a new bathroom that has been reinsulated, this home has also been rewired, and all rooms and ceilings have been replastered to a smooth finish.

Offers in Excess of €375,000



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 Fax: 01 6272720

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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

KITCHEN/DINING ROOM: 5.73m x 3.83m

Fitted kitchen with wall and base units, worktops, stainless steel sink, area fully plumbed, washing machine, extractor fan, cooker, island unit with storage, wooden floor, back door leading to the garden.

SITTING ROOM: 3.74m x 3.49m

Carpets, TV point.

HALLWAY: 3.52m x 1.85m

Wooden floor, understairs storage, telephone point.

BEDROOM 1: 3.72m x 3.22m

Wardrobes, carpets.

BEDROOM 2: 3.37m x 3.00m

Wardrobes, carpets.

BEDROOM 3: 2.51m x 2.44m

Wardrobes, carpets.

BATHROOM: 2.27m x 1.67m

Wall tiling, tiled floor, W.C., W.H.B., `Triton T90z` electric shower, heated towel rail.



FEATURES INTERNAL:

All electrical appliances included in the sale kitchen as listed under the kitchen section

This home enjoys vacant possession so the new discerning buyer can move in with ease and comfort

Freshly painted for sale

Super solid house

All the rooms, hallway walls and ceilings has been replastered

This home has been rewired

All rooms and ceilings have been replastered

Bathroom redone and insulated

FEATURES EXTERNAL:

Brand-new double-glazed windows

Brand new composite front door

Outside lights

Mature gardens

Side gate

Block shed

Large maintenance free stone cobble lock driveway to the front of the property for ample off-street safe and secure parking

Large back garden (30m x 8m) approx. that boasts lots of potential

SQUARE FOOTAGE: C.84 sqm / 904.16 sqft

HOW OLD IS THE PROPERTY: Year of construction 1972

BACK GARDEN ORIENTATION: Northwest facing

BER RATING: D2 with a B1 potential as per BER report.

BER NUMBER: 114828957

SERVICES: Mains water and mains sewerage.

HEATING SYSTEM: Natural gas.

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**

