

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**

40 Griffeen Glen Drive, Griffeen Glen, Lucan, Co. Dublin. K78 EC91.



Award winning International REMAX Agent for 22 years, Team Lorraine Mulligan of RE/MAX Results welcomes you to 40, Griffeen Glen, Lucan, Co. Dublin. This is truly a superb home with lots of potential located in a highly sought after location. This spacious, 3-bedroom semi-detached home is suitable for an attic conversion. Also, this property enjoys a large side entrance with extension possibilities subject of course to the relevant planning permission.

Offers in Excess of €395,000



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 Tel: 01 6272770
 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
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ACCOMMODATION

DOWNSTAIRS ACCOMMODATION

HALLWAY: 5.00m x 1.50m
Coving, centre rose, light fitting, tiles in the hallway, carpet on the stairs, telephone point, alarm keypad, fuse box.

KITCHEN/DINNING: (L Shaped) 5.76m x 5.59m
Light fitting, blind, curtains, kitchen with wall and base units, stainless steel sink, gas cooker, fridge freezer, sliding patio door leading to the garden area, ceramic tiles.

UTILITY ROOM: 1.19m x .93m
Light fitting, fitted units, area fully plumbed, ceramic tiles.

GUEST WC: 1.36m x .98m
Light fitting, W.C., W.H.B., wall tiles, tiles on the floor.

SITTING ROOM: 3.93m x 3.91m
Coving, centre rose, light fitting, features a bay window, curtains, carpet.

UPSTAIRS ACCOMMODATION

LANDING: 3.21m x 1.88m
Light fitting, hot press, access to attic conversion via a proper stairwell, carpet.
Large standing 3 door Tall Boy at top of stairs.

BEDROOM 1: 4.01m x 3.08m
Light fitting, curtains, blind, fitted wardrobes, wooden floor.

ENSUITE: 1.60m x 1.51m
Light fitting, W.C., W.H.B., shower, wall tiles, wooden floor.

BEDROOM 2: 3.33m x 3.09m
Light fitting, curtains, fitted wardrobes, wooden floor.

BEDROOM 3: 2.80m x 2.18m
Light fitting, fitted wardrobes, blind, wooden floor.

BATHROOM: 2.14m x 2.12m
Light fitting, vanity cabinet, W.C., W.H.B., shower over bath, wall tiles, wooden floor.



FEATURES INTERNAL:

All blinds included in sale
All light fittings included in sale
All kitchen appliances included in sale as per kitchen section of this brochure
Superb residence with so much potential
Property suitable for an attic conversion with ample storage
Side extension possibilities subject to the relevant pp
Spacious three bed

FEATURES EXTERNAL:

Double glazed windows
Outside lights
Mature gardens
Mature trees
Lovely neighbours
Double side gates – new, installed in 2024.
Wooden Soffit replaced with PVC soffit in 2024.
Pretty back garden that is not overlooked
Patio area
Garden shed with electric power connection
Off street parking

TOTAL FLOOR AREA: C.100 sq m / C. 1,076 sq ft

HOW OLD IS THE PROPERTY: Built in 1997

BACK GARDEN ORIENTATION: South east facing

BER RATING: C3 – 213.1 kWh/m²/yr with a B1 potential according to the BER report.

BER NUMBER: 118269968

SERVICES: Mains water, mains sewerage

HEATING SYSTEM: Natural gas central heating an open fire.

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**

