

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

11 Ballyowen Square, Ballyowen Lane, Lucan, Co. Dublin. K78 Y585.



Internationally Award-winning Auctioneering Team, Team Lorraine Mulligan of RE/MAX Results Lucan for the last 21 years welcomes you to this luxurious and spacious 3 bed mid terraced home spanning to C. 950sqft/C.88sqm with a sunny west facing back garden. This home overlooks a well kept large green area and is not overlooked to the front and enjoys safe and secure communal parking. This home comes to the market in very good condition and has been freshly painted for sale.

Offers in Excess of €375,000



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 Tel: 01 6272770
 Fax: 01 6272720

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 Tel: 01 6283660
 Fax: 01 6272720

Email: office@teamlorraine.ie

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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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**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**

DOWNSTAIRS ACCOMMODATION

HALLWAY: 5.09M X 1.78M
Coving, light fitting, carpet on staircase, wooden floor in hallway, telephone point, fuse box, alarm box.

GUEST WC: 1.73M X .81M
Light fitting, extractor fan, W.C., W.H.B., wall tiles, floor tiles.

KITCHEN/DINING: 5.06M X 3.51M
Light fitting fitted kitchen wall and base unit, stainless steel sink, tiled splashback area, area fully plumbed, gas hob, extractor fan, oven, sliding patio door leading to garden area, ceramic tiles, double doors leading to the sitting room.

SITTING ROOM/DINING: 5.32M X 3.22M
Coving, light fitting, blind, curtains, feature fireplace with coal effect gas fire, wooden floor, T.V point, double doors leading to the kitchen.

UPSTAIRS ACCOMMODATION

LANDING:
Light fitting, hot press and shelving, carpet, access to the attic.

BEDROOM 1: 3.66M X 2.66M
Light fitting, blind, fitted wardrobes, wooden floor, t.v. point, telephone point.

ENSUITE: 2.54M X 1.29M
Light fitting, floor tiling, floor covering, W.C., W.H.B., shower.

BEDROOM 2: 3.92M X 2.86M
Light fitting, curtains, blinds, fitted wardrobes, wooden floor.

BEDROOM 3: 2.80M X 2.19M
Light fitting, curtains, fitted wardrobes, wooden floor.

BATHROOM: 2.44M X 1.90M
Light fitting, W.C., W.H.B., bath, wall tiling, floor covering.



FEATURES INTERNAL:
All carpets included in the sale
All blinds included in sale
All light fixtures included in sale

FEATURES EXTERNAL:
PVC double glazed windows
Outside lights
Landscaped mature gardens
Communal street parking
Large steel storage shed
Maintenance free back garden

SQUARE FOOTAGE: C.990sqft/C.92qm

HOW OLD IS THE PROPERTY: Under 25 years old

BACK GARDEN ORIENTATION: West facing

BER RATING: C2 - 190.4 kWh/m²/yr

BER NUMBER: 111357018

SERVICES: Mains water & mains sewerage

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
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**

