

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**

7 Mount Andrew Rise, Lucan, Co. Dublin. K78 C992



Award winning Auctioneering Team for the last 20 years, Team Lorraine Mulligan of RE/MAX Results, welcomes you to this excellent three bed end of terrace residence spanning to a spacious C.1,050 sqft \C.98 sqm. `No. 7 Mount Andrew Rise` enjoys a heavenly private, safe and perfect location as this superb home is located close to a green area and overlooks a delightful communal green area to the rear.

Offers in Excess of €315,000



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

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: 17'8" (5.38m) x 12'2" (3.71m)

Fitted with wall and floor units, cooker, extractor fan, dishwasher, washing machine, sliding patio doors leading to garden area, double doors leading into the sitting room.

SITTING ROOM: 16'3" (4.95m) x 10'8" (3.25m)

Coving, center rose, light fitting, feature open fireplace, wooden floor, double doors leading to the kitchen area, TV point.

HALLWAY: 17'8" (5.38m) x 5'7" (1.7m)

Alarm box, fuse box, wooden floor, carpet on stairwell.

GUEST W.C:

W.C., W.H.B., wall tiles, floor tiles.

LANDING:

Hot press with an immersion, wooden floor.

BEDROOM 1: 13'1" (3.99m) x 10'9" (3.28m)

fitted wardrobes, vanity unit, wooden floor, T.V point, telephone point.

ENSUITE: 8'6" (2.59m) x 3'2" (0.97m)

W. C., W. H. B, shower, wall tiles and floor tiles.

BEDROOM 2: 12'2" (3.71m) x 9'6" (2.9m)

Fitted wardrobe, wooden floor.

BEDROOM 3: 9'11" (3.02m) x 7'10" (2.39m)

Fitted wardrobe, wooden floor.

BATHROOM: 8'3" (2.51m) x 6'6" (1.98m)

W. C., W. H. B, electric `Triton T90Z` shower over bath, wall tiles and floor covering.



INTERNAL FEATURES

Superb property
Excellent presented
Freshly painted for sale
`Turnkey` condition
All carpets included in the sale
All kitchen appliances included in the sale as listed under the kitchen section
`Double glazed windows and doors
High speed broadband available in the area

FEATURES EXTERNAL & GARDENS

PVC fascia & soffit
Communal and overflow parking to the front
Front and back of the house not overlooked
Outside lights
Side gate
Small garden and patio area
Small communal open green area to the back
Prime and pivotal location

SQUARE FOOTAGE

C.1,050 sq ft \ C.98 sq mtr

HOW OLD IS PROPERTY

Under 30 years old approx.

BER RATING

C2

BER NO

115018426

SERVICES

Mains water and mains sewerage.

HEATING SYSTEM

Natural gas fired central heating.

PREVIOUS RENT RECEIVED

€1,700 per month

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

