

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

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PRSA ID: 002196

Office: 01 627 2770/ 01 628 3660

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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

17 Tullyhall Park, Lucan, Co. Dublin. K78 KD21.



Award winning Auctioneering Team for the last 21 years, Team Lorraine Mulligan of RE/MAX Results Lucan welcomes you to this luxurious and beautifully appointed 'B2' rated 3 bed semi-detached home with an extended designer kitchen/ dining/living room area with a stunning and modern kitchen. This very special residence has no expense spared and every conceivable magnificent extra has been added to this home.

Offers in Excess of €475,000



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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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DOWNSTAIRS ACCOMMODATION

EXTENDED KITCHEN/DINING/LIVING ROOM (ALL UPGRADED):

5.98M X 5.60M

Large, vaulted ceiling with 4 large Velux windows to allow extra light, recessed lights, blinds, French double doors flowing to the back garden, high quality designer and modern fitted kitchen with wall and base units, granite with work tops, breakfast bar area, stainless steel sink, area fully plumbed, integrated dishwasher, integrated oven, electric hob, chrome extractor fan, expensive floor tiles, under floor heating.

UTILITY:

Light fitting, area fully plumbed and shelved for a washing machine and a tumble dryer. small stainless-steel sink, storage facilities, floor tiles.

GUEST WC: 1.58M X 1.13M

Recessed lights, modern wall hung W.C., W.H.B., recessed storage shelving, heated towel rail, recessed mirror, wall tiles, floor tiles.

SITTING ROOM: 4.17M X 3.68M

Coving, centre rose, light fitting, feature fireplace with a wrought iron inset and polished hearth and a cozy wood burning stove, blinds, wooden floor, T.V. point.

DINING ROOM/PLAYROOM/HOME OFFICE: 3.83M X 2.94M

Coving, recessed lighting, fitted storage units on either side of the fireplace, features a bay window, blind, wooden floors, double doors leading to the adjoining room.

HALLWAY: 4.32M X 2.13M

Coving, recessed lights, wooden floor in hallway, wood wall panelling, carpet on stairwell, fuse box, alarm key panel, radiator covers, upgraded expensive Composite door.

UPSTAIRS ACCOMMODATION

LANDING: 3.56M X 2.23M

Recessed lights, wooden panelled walls, hot press, carpet, stairwell leading to the attic conversion.

BEDROOM 1: 3.77M X 3.78M

Recessed lights, blinds, fitted wardrobes, blind, t.v. point, telephone point, wooden floor, archway leading to the wall in wardrobe.

ENSUITE (UPGRADED): 2.04M X 2.04M

Recessed lights, W.C., W.H.B., walk in shower with a `Rain` shower head, recessed storage shelf, wall tiling, floor tiling, heated towel rail.

WALK IN WARDROBE: 2.03M X 1.99M

Recessed lights, fitted wardrobes, wooden floor.

BEDROOM 2: 3.34M X 3.38M

Light fitting, fitted wardrobes, blind, curtains, new wooden floors.

BATHROOM (UPGRADED): 2.46M X 1.93M

Recessed lights, recessed mirror, W.C., W.H.B., walk in shower with a `Rain` shower head, recessed storage shelf, wall tiling, floor tiling, heated towel rail.



ATTIC CONVERSION: 4.23M X 4.09M

Recessed lights, wooden floor, 2 large `Velux` windows with black out blinds, side storage panels.

FEATURES INTERNAL:

All curtains & carpets included in the sale

All blinds included in sale

All light fittings included in sale

Property fully alarmed

Stunning interior

Large extended designer fitted kitchen with a dining and living room area

Upgraded tiling and flooring

Upgraded guest W.C., ensuite and bathroom with stunning sanitary ware fittings

Large attic conversion

Composite front door

Wood panelling in the hallway and landing

Stunning interior

FEATURES EXTERNAL:

Upgraded PVC double glazed windows

PVC fascia & soffit

Outside lights

Security lights

Large driveway to the front to accommodate four cars comfortably

Pretty front garden

Side gate

Maintenance free back garden

Sun trapped patio area

Small block shed with electrics

Property located in a quiet cul de sac

TOTAL FLOOR AREA: C. 157.48sqm / 1695sqft

HOW OLD IS THE PROPERTY: Built in 2000

BACK GARDEN ORIENTATION: West facing

BER RATING: A very impressive B2 (116.12 kWh/m²/yr) so you can avail of a `Green Mortgage` which has a lower interest rate.

BER NUMBER: 1117417766

SERVICES: Mains water, mains sewerage.

HEATING SYSTEM: Natural gas fired central heating. 3 heating zones, combi boiler direct fired hot water. High end radiators throughout.

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
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

