

TO ORGANIZE A VIEWING

To organize a viewing or to place a bid on the property go to www.teamlorraine.ie or scan the QR code on the photograph section of this brochure.

DISCLAIMER

Notice to all parties viewing this brochure

1. This brochure is provided for general guidance only. Nothing in it forms or constitutes an offer, contract, or binding agreement, and none of its contents should be treated as a statement of fact upon which any party can rely.
2. Neither the Agent nor any member of staff has the authority to make representations or give warranties concerning this property on behalf of the vendor.
3. Every description, measurement, and reference to condition, permitted use, or occupation has been prepared in good faith and is believed to be accurate at the time of preparation. However, prospective buyers and tenants are advised to verify all such details independently through their own inspection or enquiries rather than relying on this brochure alone.
4. The Agent provides no warranty or covenant relating to the property. While familiar with its general appearance and layout, the Agent makes no claim to expertise regarding title or planning matters, and responsibility for confirming the sufficiency of such documentation rests entirely with the purchaser.
5. Confirmation of service availability — whether for current or intended use — is the responsibility of the purchaser. The Agent offers no guarantees or representations on this matter.
6. Boundaries, fences, hedges, walls, and ditches are not defined by either the vendor or the Agent, including any determination of party-structure status.
7. Should any conflict arise between the information in this brochure and the formal contract of sale, the contract of sale will take precedence.
8. References to "Vendor" and "Purchaser" throughout this brochure should be read as including "Lessor" and "Lessee," or "Landlord" and "Tenant," wherever the context applies.

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

20 Johnsbridge Walk, Lucan, Co. Dublin. K78 A586.



Award winning Auctioneering Team for the last 23 years, Team Lorraine Mulligan of RE/MAX Results, welcomes you to this excellent three bed semi-detached residence spanning to a spacious C.108 sqm. 'No.20 Johnsbridge Walk' enjoys a heavenly private, safe and perfect location as this dream home is located in a lovely cul de sac overlooking a well-kept green area. This delightful residence is also not overlooked to the front and this home is not directly overlooked to the rear.

Offers in Excess of €449,950



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

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
DOWNSTAIRS ACCOMMODATION

KITCHEN/DINING (L Shaped): 6.07m x 5.30m
Light fitting, fitted kitchen with wall and floor units, 4 plate gas hob, oven, extractor fan, fridge freezer, area fully plumbed, dishwasher, washing machine, tumble dryer, tiled splashback area, stainless steel sink, washing machine, sliding patio doors leading to garden area, ceramic tiles in the kitchen area, wooden floor in the dining area.

SITTING ROOM: 5.24m x 4.10m
Coving, center rose, light fitting, feature fireplace with coal effect gas fire, features a bay window, blinds, wooden floor.

HALLWAY: 4.82m x 1.80m
Centre rose, light fitting, fuse box, alarm key panel, wooden floor in hallway and new carpet on stairwell.

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

UPSTAIRS ACCOMMODATION

LANDING:
Light fitting, hot press with an immersion, access to attic, attic partially floored for extra storage, carpet.

BEDROOM 1: 4.44m x 3.48m
Light fitting, fitted wardrobes, blind, wooden floor.

ENSUITE: 2.41m x 1.48m
Light fitting, extractor fan, W. C., W. H. B, power shower, glass shower door, extractor fan, wall tiles and floor tiles.

BEDROOM 2: 3.70m x 3.04m
Light fitting, blind, fitted wardrobe, wooden floor.

BEDROOM 3: 3.30m x 2.50m
Light fitting, blind, wooden floor.

BATHROOM: 2.11m x 1.90m
W. C., W. H. B, bath, `Myra Sport` electric shower over bath, glass shower door, wall tiles and floor tiles.

LANDING:
Light fitting, hot press with an immersion, access to the attic, new carpet.



FEATURES INTERNAL:
Freshly painted for sale
Turnkey home
New carpet on stairwell and landing
All blinds included in sale
All light fittings included in sale
All mirrors included in sale
All kitchen appliances included in the sale as listed under the kitchen section
Double glazed windows and doors
High speed broadband availability
Superb home in a pivotal and highly sought-after location
Spacious rooms

FEATURES EXTERNAL & GARDENS:
PVC fascia & soffit
Pretty gardens to front and rear
Front of the house not overlooked
Off street safe and secure parking for up to two to three cars
Outside light
Side gate
Patio area
Garden shed for storage
Garden power sockets in front and rear of property
Outside garden tap

SQUARE FOOTAGE: C.108.5 sqm

HOW OLD IS THE PROPERTY: Built in C.2000

BER RATING: BER C with a potential to a BER B as per BER report – 205.79 kWh/m²/yr

BER NUMBER: 104811245

SERVICES: Mains water and mains sewerage.

HEATING SYSTEM: Natural gas fired central heating.



RE/MAX NATIONAL TOP SELLING & LETTING AGENT
2024, 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