

TO MAKE AN APPOINTMENT

To organize a viewing or to place a bid on this 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.
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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.

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National and International Award-winning Auctioneering Team for over 23 years, Team Lorraine Mulligan of RE/MAX Results welcomes you to this freshly painted and very well presented 2 bed room bungalow with attic conversion potential. This comfortable home comes to the market in every good condition and boasts lots of great potential. This impressive property comes in turnkey condition and the new discerning buyer can move in with ease, peace, and comfort.

Offers in Excess of €349,950



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

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RE/MAX National No.1 Top Selling Agent & Office 2007-2017
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ACCOMMODATION

Kitchen 14'5" (4.39m) x 10'9" (3.28m)

4.38m x 3.27m
Light fitting fitted kitchen with wall and base units, tiled splash back area, gas boiler wall, stainless steel sink, cooker, extractor fan washing machine, dryer, fridge, freezer, blackout blind, back door leading to garden area, floor covering

Sitting Room 16'0" (4.88m) x 10'9" (3.28m)

4.88m x 3.28m
Light fitting, feature fireplace (not working) curtains, carpet.

Hallway

Light fitting, hot press, alarm panel, carpet.

Bedroom 1 9'10" (3m) x 9'9" (2.97m)

3.00m x 2.97m
Light fitting, fitted wardrobes, curtains, carpet.

Bedroom 2 9'1" (2.77m) x 7'7" (2.31m)

2.76m x 2.30
Light fitting, curtains, carpet.

Shower Room 6'8" (2.03m) x 5'6" (1.68m)

2.04m x 1.69m
Light fitting, wall tiling, floor covering, W.C., W.H.B., wall in wet area with shower, `Dimplex` blow heater.



INTERNAL FEATURES

- All light fittings included in sale
- All blinds, included in sale
- Kitchen appliances included in sale as listed in the kitchen section of this brochure.
- Modern kitchen
- Bungalow with loads of potential
- Attic conversion potential

External Features

- PVC double glazed windows
- West facing sun trapped back garden
- Back garden not directly overlooked to the rear
- Front garden
- Off street parking
- Side gate
- Property located in a quiet cul de sac
- Small block shed

SQUARE FOOTAGE

C. 56sqm / C. 602sqft

HOW OLD IS THE PROPERTY

C. 47 years

BACK GARDEN ORIENTATION:

West facing

BER RATING

D1

BER NO

119673952

SERVICES

Mains water & mains sewerage

HEATING SYSTEM

Gas fired central heating.



Are you interested in this property?



Scan the QR code to place an offer or book a viewing

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