

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

**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**

4 Larkfield Close, Lucan, Co. Dublin. K78DK37.



'Circle of Legends & Award-winning Auctioneering Team for the last 22 years, Team Lorraine Mulligan of RE/MAX Results Lucan welcomes you to this totally renovated and extended 4 bed semi-detached home with an attic conversion and an ensuite. This stunning appointed 'B3' rated 4 bed semi-detached home with an extended designer kitchen/ dining/living room area with a stunning, new and modern fitted kitchen.

Offers in Excess of €595,000



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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):

6.79M X 5.85M

Recessed lights, 2 large Velux windows to allow extra light, recessed lights, wall mounted radiators, electronic blinds, large sliding door flowing to the back garden, high quality designer and modern fitted kitchen with wall and base units, quartz work tops, breakfast bar area, stainless steel sink, area fully plumbed, integrated dishwasher, electric 'Smeg' hob, wooden floor.

UTILITY: 1.80M X 1.39

Recessed light, area fully plumbed, gas boiler, floor tiles.

UPGRADED GUEST WC: 1.43M X .76M

Recessed lights, modern wall hung W.C., W.H.B., wall tiles, floor tiles.

SITTING ROOM: 6.17M X 3.85M

Coving, centre rose, light fitting, wall lights wall mounted radiators, wrought iron feature fireplace with a polished hearth and a cozy coal effect gas fire, blinds, wooden floor, T.V. point.

HALLWAY: 5.50M X 1.91M

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

UPSTAIRS ACCOMMODATION

LANDING: 3.80M X 2.97M

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

BEDROOM 1: 4.28M X 3.38M

Light fitting, wall lights, features a bay window, blinds, carpet.

ENSUITE (UPGRADED): 2.05M X 1.894M

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

BEDROOM 2: 3.91M X 3.03M

Light fitting, fitted wardrobes, black out blind, wooden floors.

BEDROOM 3: 2.80M X 2.59M

Light fitting, black out blind, wooden floors.

BEDROOM 4: 2.87M X 2.30M

Light fitting, fitted wardrobes, blind, wooden floors.

BATHROOM (UPGRADED): 2.04M X 1.64M

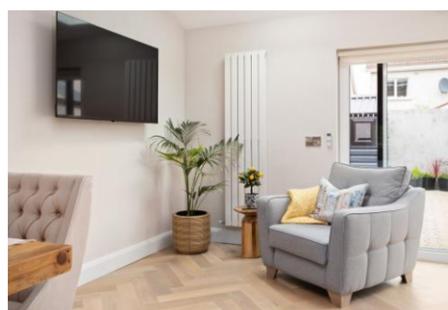
Recessed lights, W.C., W.H.B., shower over bath with a 'Rain' shower head, and a hand h house, recessed storage shelf, wall tiling, floor tiling, heated towel rail.

ATTIC CONVERSION: 3.30M X 3.04M

Recessed lights, wooden floor, 1 'Velux' windows with black out blinds, 3 X side storage panels.

ENSUITE (UPGRADED): 1.93M X 1.19M

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



FEATURES INTERNAL:

New alarm system
New 'Hive' system for heating
New radiators in all the rooms in the house
New water tank in the hot press
New gas boiler
New front and back sliding doors
New 'Herring Bone' solid wooden floors all downstairs
New kitchen and island unit with new quartz work tops
New 'Quooker' tap instant boiling water
New internal doors, skirtings and frames throughout the entire house
New electrics with 'RECI' certificate
New carpet on the hall stairs, landing and bedrooms 1
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., 2 X 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
Driveway to the front to accommodate two cars comfortably
Pretty front garden
Maintenance free side gate
Maintenance free back garden
Composite maintenance free decking
Cobble lock in the back garden
Small steel garage shed with a concrete base
Property located in a quiet cul de sac

TOTAL FLOOR AREA: C. 130 sqm and C. 143sqm includes the attic conversion / 1536 sqft including the attic conversion

HOW OLD IS THE PROPERTY: Built in 2000

BACK GARDEN ORIENTATION: East facing

BER RATING: A very impressive B3 with an A3 potential (131.3 kWh/m²/yr) so you can avail of a 'Green Mortgage' which has a lower interest rate.

BER NUMBER: 116706235

SERVICES: Mains water, mains sewerage.

HEATING SYSTEM: Natural 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.

