

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

4 Esker Wood Grove, Lucan, Co. Dublin. K78 A448.



REMAX International Top Agent for 20 years, Team Lorraine Mulligan of RE/MAX Results welcomes you to this delightful three bed mid terrace home with a sunroom extension to the rear, an attic conversion, and a detached small studio to the rear. This special home also enjoys a sun drenched back garden that is not overlooked to the back and is maintenance free. This home can be found in very good condition, has been freshly painted for sale and enjoys vacant possession.

Price €375,000



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 Fax: 01 6272720

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 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
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ACCOMMODATION DOWNSTAIRS ACCOMMODATION

Kitchen/Dining Room 17'0" (5.18m) x 11'5" (3.48m)

Light fitting fitted kitchen with wall and base units, wooden splashback area, `Belfast sink`, area fully plumbed, dishwasher, fridge freezer, washing machine, oven, 4 plate gas hob, extractor fan, blind, arch way leading to the sunroom, double doors leading to the sitting room.

Sunroom 12'9" (3.89m) x 11'4" (3.45m)

Parana pine ceiling, recessed lighting, `Velux` windows. blinds, wooden floors, sliding patio door leading to the decked and garden area.

Guest W.C.

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

Sitting Room 17'11" (5.46m) x 10'10" (3.3m)

Coving, light fitting, feature fireplace, blinds, wooden floor, t.v. point, double doors leading to the kitchen/dining area.

Hallway 17'0" (5.18m) x 6'0" (1.83m)

Coving, light fitting, wooden floor in hallway and carpet on stairwell, phone point.

UPSTAIRS ACCOMMODATION

Bedroom 1 13'7" (4.14m) x 9'10" (3m)

Fitted wardrobes, features a bay window, carpet, TV point, telephone point.

Ensuite 5'11" (1.8m) x 5'3" (1.6m)

Recessed lights, wall tiles, floor tiles, W.C., W.H.B., `Mira Vigour` shower, heated towel rail.

Bedroom 2 11'7" (3.53m) x 10'11" (3.33m)

Light fitting, blind, fitted wardrobes, wooden floor.

Bedroom 3 10'2" (3.1m) x 7'3" (2.21m)

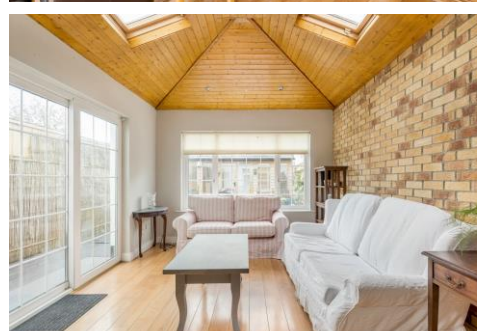
Light fitting, blind, fitted wardrobes, wooden floor.

Bathroom 8'6" (2.59m) x 5'11" (1.8m)

Light fitting, wall tiling, floor tiling, W.C., W.H.B., shower over bath, blind.

Attic Conversion 17'1" (5.21m) x 9'6" (2.9m)

Parana pine ceiling, recessed lights, side storage panels, wooden floor.



INTERNAL FEATURES

- All blinds included in sale
- All light fittings included in sale except bedroom 1
- All curtains included in sale
- All kitchen appliances included in sale as per kitchen section of this brochure
- Sunroom extension to the rear
- Attic conversion

FEATURES EXTERNAL

- PVC double glazed windows
- Outside light
- Landscaped mature gardens
- Property located in a quiet cul de sac
- Property not overlooked to the back
- Decked area
- Double driveway for safe and secure off-street parking
- Small detached studio to the rear with electrics

SQUARE FOOTAGE

C. 1,050sqft/C. 98sqm

HOW OLD IS PROPERTY

Under 25 years

BACK GARDEN ORIENTATION

South facing

BER RATING

C1
168.39 kWh/m²/yr

BER NO

102754868

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

