

**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](http://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](mailto: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](mailto: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](mailto: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**

**31 Fforster Drive, Lucan, Co. Dublin. K78 CH60.**



REMAX International Top Agent for 20 years, Team Lorraine Mulligan of RE/MAX Results welcomes you to this superbly spacious and extended to the rear and to the side three-bedroom semi-detached family home with a large attic conversion located in this highly sought after area. This home comes to the market with lots of luxurious extras and this home can be found in excellent condition. No 31 enjoys safe and secure off-street parking as well as beautifully landscaped private back garden.

**Offers in Excess of €399,950**



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

### DOWNSTAIRS ACCOMMODATION

#### Kitchen/Dining Room 18'6" (5.64m) x 16'7" (5.05m)

Recessed lights, 2 `Velux` windows, high quality extended designer kitchen, island unit, splashback area, `Belfast sink`, area fully plumbed, dishwasher, fridge freezer, washing machine, oven, 5 plate gas hob, extractor fan, floor tiles, blinds, curtains, French double doors leading to the garden area, double doors leading to the sitting room.

#### Living Room 9'3" (2.82m) x 15'7" (4.75m)

Recessed lighting, wall lights, `Velux` windows. shelving, blinds, wooden floors.

#### Home Office 8'2" (2.49m) x 6'7" (2.01m)

Light fitting, blind, shelving, wooden floor, side door.

#### Guest W.C. 4'5" (1.35m) x 3'6" (1.07m)

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

#### Sitting Room 19'2" (5.84m) x 11'4" (3.45m)

Coving, light fitting, cream stone feature fireplace with a wood burning stove, features a bay window, blinds, curtains, wooden floor, t.v. point, double doors leading to the kitchen/dining area.

#### Hallway 17'8" (5.38m) x 5'10" (1.78m)

Coving, light fitting, downstairs storage, wooden floor in hallway and carpet on stairwell, phone point, press with washing machine.

## UPSTAIRS ACCOMMODATION

#### Bedroom 1 13'3" (4.04m) x 9'10" (3m)

Light fitting, fitted wardrobes, blind, curtains, carpet, TV point, telephone point.

#### Ensuite 11'7" (3.53m) x 2'11" (0.89m)

Recessed lights, wall tiles, wooden floor, W.C., W.H.B., shower, blind.

#### Bedroom 2 10'8" (3.25m) x 9'10" (3m)

Light fitting, blind, fitted wardrobes, carpet.

#### Bedroom 3 8'8" (2.64m) x 7'7" (2.31m)

Light fitting, blind, curtains, fitted wardrobes, carpet.

#### Bathroom 6'6" (1.98m) x 6'2" (1.88m)

Recessed lights, wall tiling, wooden floor, W.C., W.H.B., shower over bath, Jacuzzi bath, blind.

#### Attic Conversion 14'8" (4.47m) x 13'6" (4.11m)

Recessed lights, side storage panels, carpet.



## INTERNAL FEATURES

- All blinds included in sale
- All light fittings included in sale
- All curtains included in sale
- All kitchen appliances included in sale as per kitchen section of this brochure
- Video camera door bell
- Video camera CCTV
- 3 x brand new TVs
- Suite of furniture in the sitting room and dining included
- All beds included in sale
- All furniture included in sale except the unit under the television in the sitting room
- The kitchen and side of this property have been tastefully extended
- Attic conversion

## FEATURES EXTERNAL

- PVC double glazed windows
- Outside light
- Landscaped mature gardens
- Side gate
- Property located in a quiet cul de sac
- Property not overlooked to the back or the front
- PVC maintenance free grass to the rear
- Decked area
- Double driveway for safe and secure off-street parking

## SQUARE FOOTAGE

C. 1,200sqft/C. 111sqm

## HOW OLD IS PROPERTY

Under 25 years

## BACK GARDEN ORIENTATION

Northwest facing

## BER RATING

B3

**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**

