

**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](http://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](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](http://teamlorraine.ie), [myhome.ie](http://myhome.ie) and [daft.ie](http://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**

**3 Mount Gandon, Lucan, Co. Dublin. K78 WK37.**



Award winning international REMAX Agent, Team Lorraine Mulligan of RE/MAX Results welcomes you to this wonderful four bedroomed semi detached family home with kitchen extension and garden room to the rear. This home has been lovingly cared for by its current owners and is an absolute delight. From the moment you walk through the front door you can see the care and attention to detail, with solid oak internal doors through the ground floor, fresh modern flooring and colour scheme throughout.

**Offers in Excess of €560,000**



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Websites [www.remax.ie](http://www.remax.ie) [www.teamlorraine.ie](http://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  
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## ACCOMMODATION

KITCHEN/ OPEN LIVING SPACE: 6.6m x 5.2m

Light fitting, spotlights, high quality cream shaker kitchen, granite splashback area, stainless steel sink, area fully plumbed, integrated fridge freezer, integrated dishwasher, oven, gas hob, extractor fan, wine rack, crystal display cabinet, island unit, sliding patio door leading to garden area, ceramic tiles, storage unit, t.v. point, phone point.

### UTILITY:

Light fitting, fully plumbed, ceramic tiles, gas boiler, hot press with dual immersion and storage, back door leading to garden area.

### GUEST WC:

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

### SITTING ROOM:

Coving, centre rose, light fitting, Shelving and storage unit, insert feature fireplace with a wrought iron inset and polished hearth, curtains, blinds, wooden floor.

### HALLWAY:

Light fitting, large storage area, solid wooden floor, phone point.

### LANDING:

Light fitting, hot press with immersion and shelving, carpet, attic access, attic partially floored, folding attic stairs.

### BEDROOM 1: 4.9m x 2.7m

Light fitting, fitted wardrobes, blind, curtains, wooden floor.

### ENSUITE:

Light fitting, extractor fan, wall tiling, floor tiling, W.C., W.H.B., shower.

### BEDROOM 2: 3.5m x 2.8m

Light fitting, fitted wardrobes, blind, carpet.

### BEDROOM 3: 2.5m x 2.63m

Light fitting, blind, curtains.

### BEDROOM 4: 2.66m x 2.23m

Light fitting, fitted wardrobes, blind, carpet.

### BATHROOM: 2.25m x 1.6m

Spotlight extractor fan, wall tiling, floor tiling, W.C., W.H.B., shower, electric triton T90 sr shower, bath, wall mounted radiator.

### GARDEN ROOM/OFFICE: 3.2m x 5.76m

Spotlights, floor covering, curtains, electricity, running water, guest W.C., W.H.B, triple glazed sliding door to garden area, ample storage for garden equipment.



### FEATURES INTERNAL:

All curtains & carpets included in the sale  
Selected blinds included in sale  
All light fittings included in sale  
Property fully alarmed  
Ensuite upgraded in the last three years  
Appliances as per kitchen description

### FEATURES EXTERNAL:

PVC double glazed windows  
PVC fascia & soffit  
Outside light  
Security lights  
Landscaped mature gardens  
Raised flower beds  
Side gates  
Property located in a quiet cul de sac  
Property not overlooked  
Garden room  
Outdoor sockets  
CCTV front and back

SQUARE FOOTAGE: 119 sqm / 1280 sqft

BACK GARDEN ORIENTATION: SOUTH

BER RATING: B3 - 133.49 kWh/m<sup>2</sup>/yr

BER NUMBER: 103207650

SERVICES: Mains water, mains sewerage

HEATING SYSTEM: Natural gas.

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.**

- **INTEREST IS SURE TO BE STRONG**
- **VIEWINGS HIGHLY RECOMMENDED**

