

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

1 The Avenue, Innwood, Enfield, Co. Meath. A83 Y225.



'Circle of Legends' & Award-Winning International REMAX Agent for over 22 years, Team Lorraine Mulligan of RE/MAX Results is proud to present this exceptional 4 bedroom semi-detached home with a large attic potential and generous side entrance to allow extension possibility subject of course to the relevant planning permission.

Offers in Excess of €399,950



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

Main Street, Celbridge, Co. Kildare
 Tel: 01 6272770
 Fax: 01 6272720

Unit 2, 11 Lower Main Street, Lucan, Co. Dublin
 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
 Lorraine Mulligan Ltd. T/A Team Lorraine Mulligan. Directors: Lorraine Mulligan, Lesley Kennedy
 VAT No. IE 9669142H Registered in Ireland No: 446829 PSRA Licence No: 002196

ACCOMMODATION
DOWNSTAIRS ACCOMMODATION

HALLWAY: 5.38m x 2.12m
Coving light fitting, dado rails, blinds, radiator cover, fuse box, wooden floor in hallway, carpet on stairs.

KITCHEN: 7.041m x 4.48m
Light fittings, wooden fitted Maple style fitted kitchen with wall and base units, work tops, tiled splashback, stainless steel sink, 4 plate electric hob, extractor fan, oven, washing machine, tumble dryer, fridge, dishwasher, blind, curtains, floor tiles, radiator cover, double doors leading to the sitting room area, French double doors.

SITTING ROOM: 4.87m x 4.79m
Coving, light fitting, blind, curtains, attractive feature open fireplace, wooden floor, double doors leading to the kitchen/dining area.

GUEST W.C: 2.12m x 1.41m
Light fitting, W.C., W.H.B., wall tiles, floor tiles, gas boiler.

UPSTAIRS ACCOMMODATION

LANDING: 4.1m x 2.7m
Light fitting, dado rails, hot press with an immersion, carpet, attic access.

MASTER BEDROOM: 3.79m x 3.03m
Light fitting, blind, fitted wardrobe, wooden floor.

ENSUITE: 2.79m x 1.19m
Light fitting, shaving light and socket, WC, W.H.B., shower, wall and floor tiles.

BEDROOM 2: 4.32m x 2.55m
Light fitting, blind, fitted wardrobes, wooden floor.

BEDROOM 3: 3.62m x 2.71m
Light fitting, fitted wardrobe, blind, curtains, wooden floor.

BEDROOM 4: 2.50m x 2.0m
Light fitting, fitted wardrobe, blind and wooden floor.

BATHROOM: 2.89m x 2.25m
Light fitting, wall and floor tiling, mirror, W.C., W.H.B., shoer over bath.



FEATURES INTERNAL:

All blinds and curtains included in the sale
All light fittings included in the sale
All kitchen appliances as per kitchen description included in the sale
Gorgeous turnkey home in mint condition
The largest of the two styles of four bed semi-detached properties in 'Innwood'

Spacious and bright rooms
Attic conversion potential
Pristine condition and a true credit to the current vendor

FEATURES EXTERNAL:

Side up and over extension possibilities subject to the relevant planning permission
Landscaped patio decked area
Steel shed
PVC double glazing
PVC fascia and soffits
Maintenance free exterior
Outside tap
Not overlooked to the rear
Pretty mature gardens to the rear
Off street parking for up to tow cars to the front
Pretty front and back loan
Side gate for bicycles and wheelie bins
Excellent neighbourhood
Fabulous neighbours
5 Minutes walking distance from the delightful village of Enfield and its bus routes and local train station

SQUARE FOOTAGE: C.107sqm

HOW OLD IS THE PROPERTY: Built in C.2004

BACK GARDEN ORIENTATION: East facing

BER RATING: C1 - 162.22 kWh/m²/yr

BER NUMBER: 108662743

EMISSIONS INDICATOR: 33.98 kgCO₂ /m²/yr

SERVICES: Mains water, mains sewage

HEATING SYSTEM: Gas fired central heating

HOUSE STATUS: Owner occupied

HAS THIS PROPERTY BEEN RENTED?: No

POTENTIAL MONTHLY RENTAL INCOME: €3,000/€3,500 per month approx.

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
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**

