

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

20 Canonbrook Park, Lucan, Co. Dublin. K78 K8Y7.



International award-winning Auctioneering Team for over 21 years, Team Lorraine Mulligan of RE/MAX Results welcomes you to this three bedroomed detached home with large kitchen extension and utility nestled in Canonbrook Park. Although in need of some modernisation this is a rare opportunity to own a 3-bed detached home in this super development.

Offers in the Region of €480,000



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 Tel: 01 6272770
 Fax: 01 6272720

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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
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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

ACCOMMODATION

KITCHEN/ DINING AREA: 7.92m x 5.51m

Light fitting, spot lights high quality kitchen, splashback area, stainless steel sink, area fully plumbed, integrated fridge freezer, integrated dishwasher, double oven, gas hob, extractor fan, wine rack, island unit, , French double doors leading to garden area, ceramic tiles, wooden floor, Panama pine ceiling.

UTILITY: 2.8m x 2m

Light fitting area fully plumbed, ceramic tiles, washing machine, fridge freezer, gas boiler, back door leading to side passage.

GUEST WC:

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

SITTING ROOM: 5.23m x 3.66m

Coving, centre rose, light fitting, feature fireplace with a wrought iron inset and polished hearth, curtains, wooden floor, t.v. point, phone point.

HALLWAY:

Coving, light fitting, dado rail, wooden floor, phone point.

LANDING:

Light fitting, hot press with immersion and shelving, dado rail, carpet, attic access.

BEDROOM 1: 3.86m x 3.42m

Light fitting, fitted wardrobes, curtains, wooden floor, t.v. point, phone point.

ENSUITE:

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

BEDROOM 2: 3.1m x 3.22m

Light fitting, fitted wardrobes, vanity unit, curtains, wooden floor.

BEDROOM 3: 2.53m x 2.12m

Light fitting, fitted wardrobes, curtains, wooden floor.

BATHROOM: 2.2m x 2.18m

Light fitting, wall tiling, floor tiling, W.C., W.H.B., double shower tray, electric Triton T90z shower.



FEATURES INTERNAL:

All curtains & carpets included in the sale

Selected or All light fittings included in sale

Large Kitchen extension

Composite front door

All white goods listed in Kitchen & Utility included in the sale

FEATURES EXTERNAL:

PVC double glazed windows

PVC fascia & soffits

Outside light

Pergola

Landscaped mature gardens

Raised flower beds

Side gates

Property located in a quiet cul de sac

Property not overlooked

Overlooking a green area

SQUARE FOOTAGE: 125 sqm / 1345 sqft

HOW OLD IS THE PROPERTY: C.32 years

BACK GARDEN ORIENTATION: North

BER RATING: D2 - 279.39 kWh/m²/yr

BER NUMBER: 118029123

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**

