

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 Woodfarm Cottages, Old Lucan Road, Dublin 20. D20 V524.



'Circle of Legends' & RE/MAX Award winning Auctioneering Team for over 22 years, Team Lorraine Mulligan of RE/MAX Results welcomes you to this charming 4 bed Cottage-Style Home in the Heart of Palmerstown, Co. Dublin. Step into character, comfort, and convenience with this delightful four-bedroom end-of-terrace home, nestled in the picturesque village of Palmerstown. Brimming with old-world charm and timeless appeal, this unique property offers a rare blend of village serenity.

Offers in Excess of €385,000



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 Tel: 01 6272770
 Fax: 01 6272720

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 Tel: 01 6283660
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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

DOWNSTAIRS ACCOMMODATION

HALLWAY:
Light fitting, floor tiled, carpet on stairwell.

KITCHEN/DINING ROOM:
Light fitting, curtains, fitted kitchen with wall and base units, stainless steel sink, area fully plumbed, washing machine, 4 plate electric hob, oven, fridge, wall tiles, floor tiles, arch leading to the sitting room, back door leading to the garden area, ceramic tiles.

SITTING ROOM:
Light fitting, feature open brick feature fireplace, curtains, wooden floor.

LIVING ROOM:
Light fitting, curtains, wooden floor.

BEDROOM 4:
Light fitting, curtains, gas boiler, wooden floor, original feature open fireplace.

SHOWER:
Wall tiling, floor tiles, W.C., W.H.B., shower.

UPSTAIRS ACCOMMODATION

LANDING:

BEDROOM 1:
Light fitting, curtains, wooden floor.

BEDROOM 2:
Light fitting, curtains, fitted wardrobe, access to the attic, carpet.

BEDROOM 3:
Light fitting, curtains, fitted wardrobe, wooden floor.

REMODELED SHOWER ROOM:
Light fitting, wall tiling, floor tiles, W.C., W.H.B., shower, glass shower, heated towel rail.



FEATURES INTERNAL:
Property freshly painted for sale
All curtains & carpets included in the sale
All light fittings included in sale
All white goods as per kitchen description included in the sale
A super property with great potential and extension possibilities subject of course to the relevant planning permission
This is a lovely spacious, bright and attractive house

FEATURES EXTERNAL:
PVC double glazed windows
Pleasant front garden with a lawn area
On street parking with resident permit parking
Small and maintenance free back garden
Property located in a pivotal and central location within walking distance of the charming village of Palmerstown

SQUARE FOOTAGE: C.123.48 C.1,330sq ft
HOW OLD IS THE PROPERTY: Built in the 1930s

BACK GARDEN ORIENTATION: a sunny south facing small back garden
BER RATING: E2 204.38 kWh/m²/yr with an A2 potential as per BER report

BER NUMBER: 118400043
SERVICES: Mains water, mains sewerage, electricity and brand availability in the area.

HEATING SYSTEM: Gas fired central heating and solid fuel.
PREVIOUS RENT CHARGED: €1,600 per month

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**

