

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

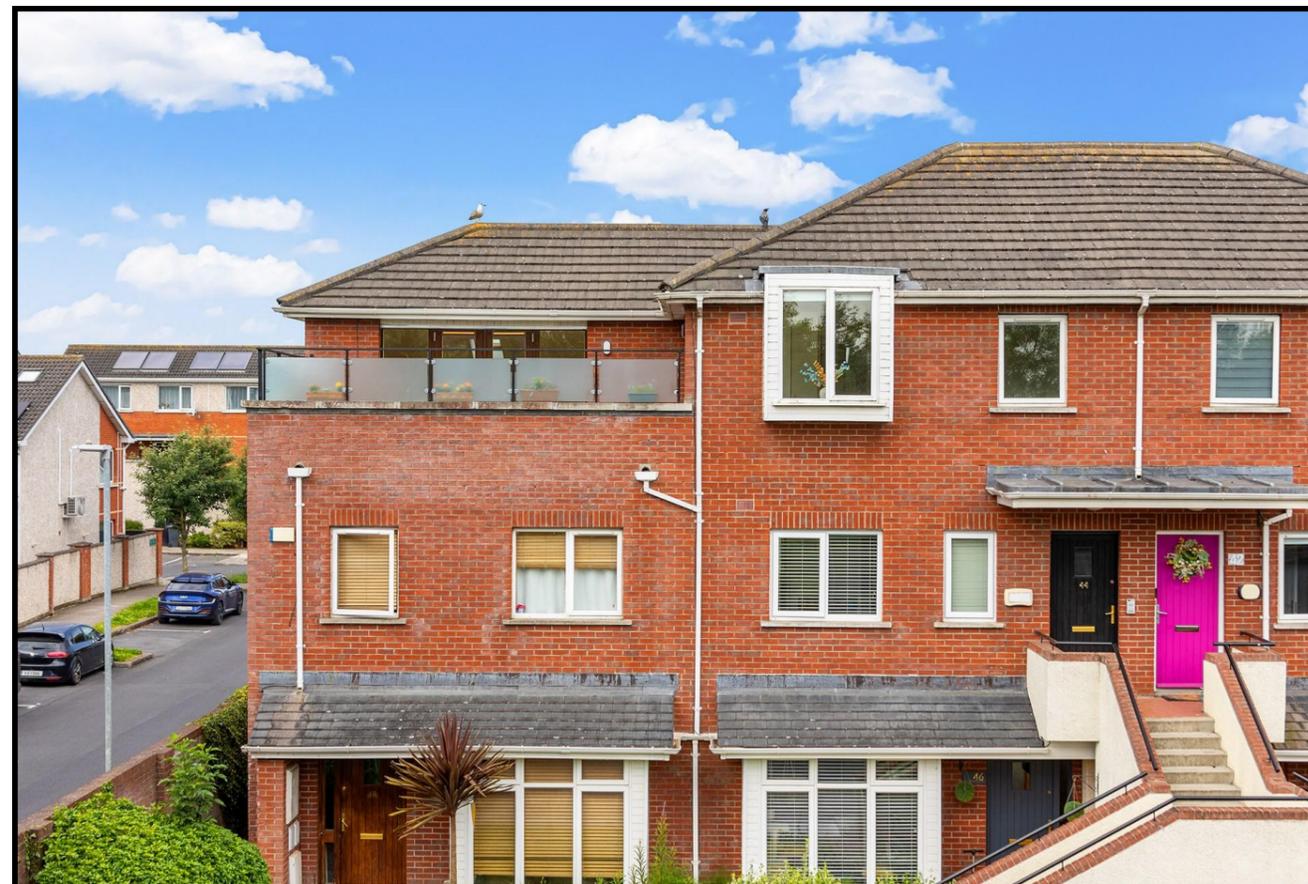
Office: 01 627 2770/ 01 628 3660

Mobile No's: Lorraine 086 831 5305 / Lesley 0872540757 / Vikki 0879559499

**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**

44 Hansted Close, Lucan, Co. Dublin. K78 XC57.



'Circle of Legends' and award winning International REMAX Agent for over 23 years, Team Lorraine Mulligan of RE/MAX Results welcomes you to this excellently presented 2 bed top floor duplex and a southwest facing private and very sunny garden terrace. No. 44 has been freshly painted for sale and can be found in pristine condition. The new discerning buyer can move in with ease and comfort. This stunning 2-bedroom top floor duplex in Hansted enjoys vacant possession.

Offers in Excess of €325,000



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 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

KITCHEN/DINING/SITTING ROOM: 6.69M X 5.07M
Light fitting, Maple shaker fitted kitchen with wall and base units, four ring ceramic hob, oven, integrated fridge freezer, integrated dishwasher, area fully plumbed, intercom system, double French doors leading to the garden terrace area, wooden floor.

BEDROOM 1: (DUAL ASPECT) 5.46M X 2.71M
Recessed lights, fitted wardrobes, blind, French door leading to the garden terrace.

ENSUITE: 1.97M X 1.55M
Recessed lights, W.C., W.H.B., shower, glass shower door, wall tiles, floor tiles.

HALLWAY AND LANDING: (L SHAPED) 6.73M X 4.29M
Recessed lights, carpet, hot press with an immersion, fuse box.

BEDROOM 2: 4.09M X 1.69M
Light fitting, blind, fitted wardrobes, vanity unit, carpet.

BATHROOM: 2.15M X 1.70M
Light fitting, W.C., W.H.B., with a vanity unit. Electric `Triton T90si` shower over bath, wall tiles, floor tiles.

GARDEN TERRACE: 5.56M X 3.45M



FEATURES INTERNAL:

All carpets included in the sale
All light fittings included in sale
All blinds included in the sale
All electrical appliances included the sale as a per kitchen description
Freshly painted for sale
Turnkey home with no money needed to be spent on it

FEATURES EXTERNAL:

Double glazed windows
Turnkey condition
Maintenance free exterior
Outside lights
Dedicated parking space
Additional parking
Large garden sunny roof terrace

SQUARE FOOTAGE: C. 81sqm/C. 872sqft

HOW OLD IS THE PROPERTY: Under 15 years old

PREVIOUS RENT CHARGED: €1,720

PREVIOUS RENT SET: 2020

MANAGEMENT FEES: €130 per month

PARKING: Dedicated parking space and additional parking

BACK GARDEN ORIENTATION: West facing back garden from the sitting room

BER RATING: C1 - 158.54 kWh/m2/yr

BER NUMBER: 109292573

SERVICES: Mains water, mains sewerage & high-speed availability

HEATING SYSTEM: Natural gas fired central heating.

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**

