

**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**

**57 Castle Riada Drive, Lucan, Co. Dublin. K78 F438.**



Award-winning International REMAX Agent for 22 years, Team Lorraine Mulligan of RE/MAX Results welcomes you to 57, Castle Riada Drive, Lucan, Co. Dublin. This is truly a superb, bright and spacious turnkey home boasting lots of potential located in a highly sought after location. This gorgeous 3-bedroom comes to the market freshly painted for sale and enjoys fresh new neutral carpets to add that extra bit of comfort. This semi-detached home is suitable for an attic conversion also.

**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**

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RE/MAX National No.1 Top Selling Agent & Office 2007-2017  
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**ACCOMMODATION**  
**DOWNSTAIRS ACCOMMODATION**

**HALLWAY:**

Coving, centre rose, light fitting, carpet in the hallway, carpet on the stairs, telephone point, alarm keypad, fuse box.

**KITCHEN/DINING: (L Shaped)** 5.67m x 5.50m

Light fitting, blind, kitchen with wall and base units, stainless steel sink, gas cooker, fridge freezer, patio door leading to the garden area, wooden floor.

**UTILITY ROOM:** 1.60m x .98m

Light fitting, fitted units, area fully plumbed, fitted press with an immersion.

**GUEST WC:** 1.66m x .94m

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

**SITTING ROOM:** 5.50m x 3.90m

Coving, centre rose, light fitting, features a bay window, blinds, mahogany open feature fireplace, carpet.

**UPSTAIRS ACCOMMODATION**

**LANDING:**

Light fitting, access to the attic, carpet.

**BEDROOM 1:** 3.33m x 3.17m

Light fitting, blind, fitted wardrobes, carpet.

**ENSUITE:** 2.05m x .87m

Light fitting, W.C., W.H.B., shaving light, shower, wall tiles, floor covering.

**BEDROOM 2:** 3.98m x 2.83m

Light fitting, blind, fitted wardrobes, carpet.

**BEDROOM 3:** 2.90m x 2.58m

Light fitting, blind, fitted wardrobe, carpet.

**BATHROOM:** 2.27m x 1.69m

Light fitting, shaving light, blind, W.C., W.H.B., shower over bath, wall tiles, floor covering.



**FEATURES INTERNAL:**

Freshly painted for a sale in a beautiful neutral colour

All blinds included in sale

All light fittings included in sale

All kitchen appliances included in sale as per kitchen section of this brochure

Superb residence with so much potential

Property suitable for an attic conversion with ample storage

Spacious three-bed

**FEATURES EXTERNAL:**

PVC double-glazed windows

Outside lights

Mature gardens

Mature trees

Lovely neighbours

Pretty back garden that is not overlooked

Patio area

Garden shed

Off street parking

**TOTAL FLOOR AREA:** C.99.4 sq m / C. 1,069sq ft

**HOW OLD IS THE PROPERTY:** Built in 1996

**BACK GARDEN ORIENTATION:** East facing

**BER RATING:** C3 – 224.59 kWh/m<sup>2</sup>/yr with a B2 potential according to the BER report.

**BER NUMBER:** 118345511

**SERVICES:** Mains water, mains sewerage

**HEATING SYSTEM:** Natural gas central heating an open fire.

**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**

