

**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**

**63 Fforster Lawn, Ballydowd Manor, Lucan, Co. Dublin. K78 D302.**



Award-winning international RE/MAX agent for 22 years, Team Lorraine Mulligan of RE/MAX Results is delighted to present 63 Fforster Lawn, Lucan, Co. Dublin—an attractive and freshly painted 3 bed semi-detached dormer style bungalow with new carpets can be found in very good condition that currently enjoys vacant possession so the new discerning buyer can move in with ease and comfort.

**Offers in Excess of €398,000**



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 Tel: 01 6272770  
 Fax: 01 6272720

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Email: [office@teamlorraine.ie](mailto:office@teamlorraine.ie)  
 Websites [www.remax.ie](http://www.remax.ie) [www.teamlorraine.ie](http://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

**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

DOWNSTAIRS ACCOMMODATION

HALLWAY:

Coving, light fitting, telephone point, alarm keypad, fuse box, wooden floor in the hallway and carpet on the stairwell, under stairs storage.

KITCHEN/DINNING: (L Shaped) 5.41m x 5.32m

Recessed lights, blinds, fitted kitchen with wall and base units, stainless steel sink, area fully plumbed, 5 plate gas hob, extractor fan, French doors leading to the garden area, wooden floor.

GUEST WC:

Light fitting, W.C., W.H.B., wall tiles and tiles on the floor.

SITTING ROOM: =3.92m x 3.81m

Coving, recessed lights, features a bay window, feature open fireplace, blinds, curtains, wooden floor.

BEDROOM 2: 3.23m x 2.79m

Light fitting, blind, carpet.

UPSTAIRS ACCOMMODATION

LANDING: 3.21m x 1.88m

Light fitting, hot press, access to attic conversion, carpet.

BEDROOM 1: 4.10m x 3.23m

Light fitting, 2 large `Velux` windows with blinds, side storage panels, fitted wardrobes, carpet.

ENSUITE: 2.96m x 1.09m

Light fitting, `Velux` window, W.C., W.H.B., electric `Triton T90` electric shower, wall tiles, wooden floor.

BEDROOM 3: 2.83m x 2.19m

Light fitting, `Velux` window, fitted wardrobe, floating shelf, carpet.

BATHROOM: 2.03m x 1.68m

W.C., W.H.B., shower over bath, wall tiles.



FEATURES INTERNAL:

All blinds included in sale  
All light fittings included in sale  
All kitchen appliances included in sale as per kitchen appliances  
Completely freshly painted for sale  
Fresh new clean carpets laid  
Turnkey condition  
Superb residence with so much potential

FEATURES EXTERNAL:

Double glazed windows  
Outside lights  
Mature gardens  
Lovely neighbours  
Side gate  
Front and back garden  
Garden shed  
Off street parking

TOTAL FLOOR AREA: C.98 sq m / C. 1,054 sq ft

HOW OLD IS THE PROPERTY: Built in 1998

BACK GARDEN ORIENTATION: West facing

BER RATING: D1 – 227.36 kWh/m<sup>2</sup>/yr with an B1 potential according to the BER report.

BER NUMBER: 118313907

SERVICES: Mains water, mains sewerage

HEATING SYSTEM: Natural gas 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.

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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

