

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

44 Woodview, Lucan, Co. Dublin. K78 F8K3.



Award winning International RE/MAX Agent for the last 22 years, Team Lorraine Mulligan of RE/MAX Results welcomes you to this superb 3 bed semi-detached home with a sun drenched south facing back garden located in the highly sought after location of 'St. Mary's Parish' in Lucan, Co. Dublin. The attics in these properties can be converted if desired for additional storage space. This very pleasant home also enjoys its own front garden with safe and secure off-street parking.

Offers in Excess of €395,000



**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
 Lorraine Mulligan Ltd. T/A Team Lorraine Mulligan. Directors: Lorraine Mulligan, Lesley Kennedy
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ACCOMMODATION
DOWNSTAIRS ACCOMMODATION

HALLWAY: 4.69 m x 1.8m
Light fitting, fuse box, dado rail, composite front door, carpet in hallway, and carpet on stairwell, storage department, storage underneath the stairwell, gas boiler located underneath stairwell in a press.

KITCHEN: 5.29m x 3.64m
Coving, recessed lighting, blind, fitted kitchen with wall and base units, worktops, splash back area, stainless steel sink, cooker, extractor hood, area fully plumbed, washing machine integrated dishwasher, wooden floor, double doors to sitting room, back door leading to the garden.

SITTING ROOM: 4.13m x 3.36m
Light fitting, blinds, open fireplace, TV point, double doors leading to kitchen.

UPSTAIRS ACCOMMODATION

LANDING: 3.1m x 1.95m
Light fitting, dado rail, carpet, blind, access to the attic, pulldown ladder into the attic, hot press, carpet.

BEDROOM 1: 3.81m x 2.78m
Light fitting, blinds, fitted wardrobes, carpet.

BEDROOM 2: 3.11m x 3.25m
Light fitting, curtains, fitted wardrobes, carpet.

BEDROOM 3: 2.83m x 2.42m
Light fitting, curtains, fitted wardrobes, wooden floor.

BATHROOM: 1.97m x 1.94m
Light fitting, shaving light and socket, wall tiles, floor tiles, W.C, W.H.B, with a vanity unit, mirror, electric shower over bath.

BACK GARDEN:
South-east facing garden with side entrance gate, gas, patio area, raised flowerbeds, detached block shed.

DETACHED BLOCK SHED: 4.97m x 2.43m
Light fitting, access to attic, smoke alarm, radiator cover, floor covering, storage compartment.

GUEST WC: 1.13m x .89m
Light fitting, W.C, W.H.B., floor covering.



FEATURES INTERNAL:
All light fittings included in sale
All blinds included in sale
All carpets included in the sale
All kitchen appliances included in sale as per kitchen description in this brochure
Turn key home and professionally owned

FEATURES EXTERNAL:
PVC double glazed windows
Composite front door
Safe and secure off-street parking
Side gate
Detached block garage with a guest W.C suitable for many uses subject of course to the relevant planning permission
Property located in a quiet cul de sac
Gorgeous and convenient location

SQUARE FOOTAGE: C. 915 sqft/C. 85sqm

HOW OLD IS THE PROPERTY: C. 1972

BACK GARDEN ORIENTATION: South facing

RENTAL YIELD POTENTIAL: €3,000 per month.

BER RATING: D2 with a B1 potential as per BER report.

CALCULATED EMISSIONS: 57.31KgCO2/m2/yr

BER NUMBER: 107921306

SERVICES: Mains water, mains sewerage.

HEATING SYSTEM: Gas fired central heating and solid fuel.

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**

