

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**

1 Glen Abhainn Drive, Glen Abhainn, Enfield, Co. Meath. A83 YK68.



'Circle of Legends' and Award-winning International REMAX Agent for the last 22 years, Team Lorraine Mulligan of RE/MAX Results welcomes you to view this superbly large, spacious and bright four-bedroom semi-detached home in the highly sought-after Glen Abhainn development, right in the heart of Enfield. There are two types of four-bed semi-detached homes in Glen Abhainn and No. 1 Glen Abhainn Drive is the much larger style. This very impressive home is situated on a generous corner site.

Offers in Excess of €475,000



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 Tel: 01 6272770
 Fax: 01 6272720

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 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
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DOWNSTAIRS ACCOMMODATION

KITCHEN/DINING ROOM: 5.81m x 3.01m
Coving, light fitting, fitted kitchen, wall and base units, four plate gas hob, extractor fan, double oven, stainless steel sink, tiled splashback area, floor covering.

GUEST WC: 1.87m x 1.41m
Light fitting, W.C., W.H.B., floor covering.

GRAND SITTING ROOM: 5.66m x 4.20m
Coving, centre rose, light fitting, pine feature fireplace with wrought iron insert and polished hearth, floor covering, sliding patio door leading to backyard garden.

HALLWAY: 6.30m x 2.96m
Coving, central rose, light fitting, floor covering in hallway, carpet on stairwell, under-stair storage, cupboard with gas boiler.

UTILITY ROOM: 6.3m x 2.96m
Fitted kitchen units, area fully plumbed, stainless steel sink, floor covering.

UPSTAIRS ACCOMMODATION

LANDING: 3.97m x 2.91m
Light fitting wooden floors, hot press with an immersion.

MASTER BEDROOM 1: 4.84m x 3.35m
Light fitting, fitted wardrobes, wooden floor.

ENSUITE: 2.3m x 1.0m
Light fitting, extractor fan, access to the attic, shaving light and socket, W.C., W.H.B., shower tray, T90 SR electric shower, wall tiles.

BEDROOM 2: 4.60m x 3.41m
Light fitting, fitted wardrobes, wooden floors.

BEDROOM 3: 4.31m x 2.9m
Light fitting fitted wardrobe, wooden floors

BEDROOM 4: 3.20m x 2.60m
Light fitting, wooden floor

BATHROOM: 2.80m x 1.70m
Light fitting, extractor fan, shaving light, socket, W.C., W.H.B., bath, wall tiles, floor tiles.



FEATURES INTERNAL:

Superbly spacious and bright house
Freshly painted with 'Farrow and Ball' paint
Fantastic living accommodation
Utility room off the kitchen
All four bedrooms upstairs are double rooms
This home boasts fabulous potential, and the sky is the limit as to what the new discerning buyer can do

FEATURES EXTERNAL:

PVC double glazed windows
PVC fascia & soffit
Property located in a quiet cul de sac
Spacious home overlooks a gorgeous green area
Generous corner site
Front lawn
Off street parking for cars
Fantastic location right in the heart of the bustling village of Enfield and all its excellent local schools and amenities

SQUARE FOOTAGE: C.137.61sqm / 1481.22

HOW OLD IS THE PROPERTY: House built in 2006

BACK GARDEN ORIENTATION: South east facing

BER RATING: C1 162.53 kWh/m2/yr with an A3 potential.

BER NUMBER: 118493949

SERVICES: Mains water, mains sewerage, high speed broad band availability

HEATING SYSTEM: Gas-fired central heating. The original gas boiler was replaced in December 2021.

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**

