

**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**

**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**

**3 Hillcrest Drive, Lucan, Co. Dublin. K78 D1K5.**



'Circle of Legends' National and International Award-winning agent, Team Lorraine Mulligan of REMAX Results for 22 years welcomes you to this very pleasant three bed semi-detached home with huge potential with a front and back garden. This home comes to the market in good condition but is in need of a modernisation and upgrading. No. 3 boasts lots of potential and is the ideal property for someone looking to put their own tasteful stamp on their home.

**Offers in Excess of €395,000**



Main Street, Celbridge, Co. Kildare  
 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](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

## ACCOMMODATION

**KITCHEN/DINING ROOM:** 5.73m x 3.70m

Light fitting, blind, fitted kitchen with wall and base units, worktops, stainless steel sink, electric cooker, fridge freezer, area fully plumbed, washing machine, floor tiles, back door leading to the garden.

**SITTING ROOM:** 3.90m x 3.69m

Wall lights, shelving, curtains, wooden feature fireplace with a coal effect gas fire, wooden floor.

**HALLWAY:** 2.91m x 1.93m

Light fitting, fuse box, wooden floor in hallway, carpet on stairwell.

**BEDROOM 1:** 3.50m x 2.80m

Light fitting, curtains, fitted wardrobes, floor covering.

**ENSUITE:** 1.8 1m x .69m

Extractor fan, W.C., W.H.B., shower, `Triton Aqua Sensation,` shower, wall tiles, floor tiles.

**BEDROOM 2:** 3.66m x 2.61m

Light fitting curtains, fitted wardrobes, vanity unit, wooden floors.

**BEDROOM 3:** 2.56m x 2.50m

Light fitting, curtains, fitted wardrobes, floor covering, gas boiler.

**BATHROOM:** 2.07m x 1.65m

Light fitting, access to the attic, wall tiles, floor covering, W.C., W.H.B., `Mira Elite` electric shower over the bath.



## FEATURES INTERNAL:

All electrical appliances included in the sale kitchen as listed under the kitchen section

This home enjoys vacant possession so the new discerning buyer can move in with ease and comfort

Super solid house

## FEATURES EXTERNAL:

Outside lights

Mature gardens

Side gate

Driveway to the front of the property for ample off-street safe and secure parking

Private back garden

**SQUARE FOOTAGE:** C.85 sqm / 914 sqft

**HOW OLD IS THE PROPERTY:** Year of construction 1975

**BACK GARDEN ORIENTATION:** Northwest facing

**BER RATING:** 116570581

**BER NUMBER:** G - 479.63 kWh/m<sup>2</sup>/yr with a potential of a B1 as per BER report.

**SERVICES:** Mains water and mains sewerage.

**HEATING SYSTEM:** Natural gas.

**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**

