

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

8 Esker Glebe, Lucan, Co. Dublin, K78 C8Y8.



Internationally Award-winning Auctioneering Team, Team Lorraine Mulligan of RE/MAX Results Lucan for the last 22 years, welcomes you to this super 3-bed semi-detached family home with a generous-sized back garden that is not overlooked. This very special home is located in the highly sought-after St. Mary's Parish in Lucan. This property also enjoys off-street parking. 'No. 8 Esker Glebe' has been freshly painted for sale and comes to the market in excellent condition.

Price €445,000



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
 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
 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

Hallway 15'3" (4.65m) x 5'11" (1.8m)

Light fitting, fuse box, alarm key panel, under-stair storage, blind, wooden floor in hallway and on stairwell.

Kitchen/Dining Room 17'10" (5.44m) x 12'4" (3.76m)

Light fitting, blind, fitted units, tiled splashback area, area fully plumbed, stainless-steel sink, four plate, electric hob, electric oven, extractor fan, washing machine, fridge freezer, wooden floor, French double doors leading into the garden area, double doors leading to the sitting room area.

Sitting Room 14'8" (4.47m) x 11'7" (3.53m)

Light fitting, blinds, curtains, mahogany feature open fireplace, fitted bookshelf, wooden floors, TV point, double doors leading to kitchen/dining area.

Landing 11'9" (3.58m) x 6'0" (1.83m)

Light fitting, access to attic via stairwell, hot press with an immersion, wooden floor.

Bedroom 1 12'6" (3.81m) x 11'4" (3.45m)

Light fitting, blackout blind, fitted wardrobes with mirror panel inserts, wooden floor.

Bedroom 2 11'1" (3.38m) x 10'4" (3.15m)

Light fitting, blackout blind, fitted wardrobes with mirror panel inserts, wooden floor.

Bedroom 3 8'8" (2.64m) x 7'5" (2.26m)

Light fitting, blackout blind, wooden floor.

Bathroom 6'9" (2.06m) x 6'4" (1.93m)

Coving, recessed lighting, wall tiles, floor tiles, W.C., W.H.B., with a vanity unit, `Triton T90si` electric shower, with a glass shower door, heated towel rail.



INTERNAL FEATURES

- All light fixtures included in sale
- All blinds included in the sale
- Large attic for storage
- Superb solid home with lots of potential and with a brilliant address
- Property enjoys vacant possession so the new owner can move in immediately once paperwork is completed

EXTERNAL FEATURES

- PVC Double glazed windows
- Outside lights
- Private sun trapped north west facing back garden
- Off-street parking for up to 2 cars
- Driveway
- Front garden
- Side gate
- Building potential to the side and back of the property subject to the relevant planning permission
- Excellent neighbours
- Fantastic location
- Property located in a quiet cul de sac
- Property not overlooked to the front
- Shed

SQUARE FOOTAGE C.926sqft / C. 86sqm.

HOW OLD IS PROPERTY Built in 1970s.

BACK GARDEN ORIENTATION South west facing.

BER RATING D1 259.19 (kWh/m2/yr) with B1 potential.

BER NO 118538305

SERVICES Mains water & mains sewerage.

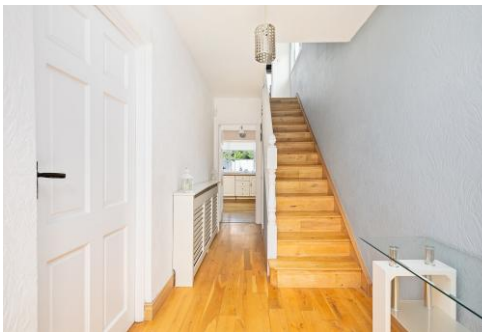
HEATING SYSTEM Gas-fired central heating.

PREVIOUS RENT CHARGED Zero.This property was never rented.

RENT POTENTIAL €2,500-€3,000 per month.

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**



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.