

**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, 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](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**

**5 Fforster Grove, Ballydowd Manor, Lucan, Co. Dublin. K78 DA32.**



Award-winning international RE/MAX agent for 22 years, Team Lorraine Mulligan of RE/MAX Results is delighted to present 5 Fforster Grove, Lucan, Co. Dublin - a charming and beautifully presented two-bedroom 'B' mid-terrace home. Ideal for first-time buyers, downsizers, or investors, this bright and welcoming property offers a perfect blend of comfort, style, and convenience.

**Offers in Excess of €355,000**



**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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 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  
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**DOWNSTAIRS ACCOMMODATION**

**KITCHEN/DINNING:** 4.06m x 3.68m  
Light fitting, features a bay window, blinds, tasteful upgraded kitchen with wall and base units, sink, area fully plumbed, 4 plate induction hob, oven, washing machine, integrated fridge, freezer, integrated dishwasher, tiled splashback area, extractor fan, wooden floor, stairwell to upstairs.

**SITTING ROOM:** 4.88m x 3.68m  
Coving, feature fireplace, TV point, wall vent, French doors leading to back garden and patio area, understairs storage, wooden floor.

**UPSTAIRS ACCOMMODATION**

**LANDING:** 2.53m x 1.92m  
Light fitting, access to attic, wooden floor.

**BEDROOM 1:** 3.67m x 3.11m  
Light fitting, blind, fitted wardrobes, fitted wardrobes, wooden floor, TV point.

**BEDROOM 2:** 3.68m x 3.15m  
Light fitting, fitted wardrobes curtains, wooden floor.

**UPGRDED BATHROOM:** 1.65m x 1.65m  
Recessed lighting, W.C., bidae hose, W.H.B., with a vanity unit, wall mirror `Triton` electric shower, heated towel rack, in-built wall shelf, floor tiles, wall tiles.

**GARDEN:**  
Patio area, features a shed neatly at the end of the garden.



**FEATURES INTERNAL:**  
All blinds included in sale  
All curtains included in the sale  
All light fittings included in sale  
New and upgraded kitchen  
Kitchen appliances included in the sale as per the kitchen brochure  
Modern new bathroom  
Superb residence

**FEATURES EXTERNAL:**  
New double-glazed windows  
Lovely neighbours  
Delightful back and front garden  
Patio area  
Garden shed  
Off-street parking

**TOTAL FLOOR AREA:** C.66.63sqm / C. 717sqft

**HOW OLD IS THE PROPERTY:** Built in C. 2001

**BACK GARDEN ORIENTATION:** East facing

**PARKING:** Off-street parking with a space for two cars

**BER RATING:** B3 - 129.87 kWh/m²/yr with A2 potential

**BER NUMBER:** 113792485

**BOILER:** Last serviced in February 2025

**SERVICES:** Mains water, mains sewerage

**HEATING SYSTEM:** Natural gas central heating.

**HOUSE STATUS:** Owner-occupied

**MONTHLY RENTAL POTENTIAL:** €2,500 per month

**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**  
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**

