

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

3 Croftwell Drive, Croftwell, Johnstown Road, Rathcoole, Co. Dublin. D24 EF2N.



'Circle of Legends' & National RE/MAX Award-winning agent, Team Lorraine Mulligan of RE/MAX Results asks you to prepare to be captivated by this stunning A2-rated three-bedroom semi-detached residence that redefines modern family living. Number 3 Croftwell Drive is a home where impeccable style meets exceptional comfort, meticulously curated by professional owners whose exquisite taste is evident in every carefully considered detail.

Offers in Excess of €495,000



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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DOWNSTAIRS ACCOMMODATION

HALLWAY:
Light fitting, shoe storage, Herringbone style wooden floor, alarm keypad, wooden panelling.

KITCHEN/DINING ROOM/SITTING ROOM AREA: (Open Plan):
14.01 X 4.28M
Light fitting, blinds, curtains, recessed lights, high-quality fitted kitchen with wall and base units, quartz worktops, stainless steel sink, area fully plumbed, oven, cooker, hob, extractor fan, fridge, integrated dishwasher, Herringbone style wooden floors, French double doors leading to a private west-facing sunny back garden that is not overlooked, stone feature open fireplace.

GUEST W.C. & UTILITY ROOM: 1.92M X 1.64M
Light fitting, extractor fan, radiator cover, area fully plumbed, W.C., W.H.B.,with vanity unit, wood panelling, tiled floor.

FIRST FLOOR ACCOMMODATION

LANDING:
Light fitting, wooden panelling, Herringbone style wooden floor.

BEDROOM 2: 4.36M X 2.95M
Light fitting, blind, fitted wardrobes, wooden floor.

ENSUITE: 2.603M X 1.22M
Light fitting, shaving light and socket, W.C., W.H.B, 21, large walk in showerw with a glass shower door, heated twol rail, wall tiles, floor tiles.

BEDROOM 3: 4.26M X 3.80M
Light fitting, blind, fitted wardrobes, wooden floor.

BATHROOM: 2.14M X 1.96M
Light fitting, shaving light and socket, W.C., W.H.B, heated towel rail, bath, wall tiles, floor tiles.

SECOND FLOOR ACCOMMODATION

LANDING:
Light fitting, wooden panelling, Herringbone style wooden floor.

BEDROOM 1: 5.25M X 4.26M
Light fitting, fitted wardrobes, blind, wooden floor, side storage panels.

REMODLLED AND UPGRADED ENSUITE: 4.54M X 1.98M
Light fitting, large `Velux` window, extractor fan, shaving light and socket wall tiling, W.C., W.H.B X 2 with vanity unit, large walk in shower with a Rain shower and hand held shower head, bedea, large modern style free standing bath, heated towel rail, wooden floor.

WALK IN DRESSING ROOM: 2.19M X 2.17M
Light fitting, `Velux` window, wooden floor.

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.



INTERNAL FEATURES

All blinds included in sale
All curtains included in sale
All light fittings included in sale
All kitchen appliances are included as per description on this brochure
Wooden panelling in hall and landings
New Herringbone style flooring in all the downstairs plus landings

upstairs
Carpet removal on all stairs
Home painted white to create a clean, bright and fresh canvas
Monitored alarm and in full working order
Security Cameras all around the external perimeter of the house
Stunning interior
Show home condition
Owner occupier
Beautiful upgraded ensuite
Beautiful upgraded Guest W.C
Walk taken down between the kitchen and dining area to the sittingroom to make this area all open plan.
Please note that this can easily be reinstated
Floored attic with a pull-down ladder

EXTERNAL FEATURES

Triple glazed windows
Maintenance-free exterior
Outside lights
Landscaped mature gardens
Sunny back garden
Property not overlooked front or back
Prime location
Stunning well well-maintained communal gardens
Excellent management company
Off-street parking for two cars
Cobble lock driveway
Remodelled garden

SQUARE FOOTAGE C. 1571.53sqft. / C. 146sqm

HOW OLD IS PROPERTY Built in C. 2017

BACK GARDEN ORIENTATIONWest facing

BER NO. 110043569

BER RATING: A2 - 47.75 kWh/m2/yr

SERVICES Mains water and sewerage, natural gas central heating.

WAS THIS PROPERTY PREVIOUSLY RENTED? No

ANTICIPATED RENT PER MONTH: €3,000/€3,500

RE/MAX NATIONAL TOP SELLING & LETTING AGENT
2024, 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**

