

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 Carrigmore Way, Saggart, Co. Dublin. D24 HY00.



'Circle of Legends' & National RE/MAX Award-winning agent, Team Lorraine Mulligan of RE/MAX Results welcomes you to this remarkable opportunity to own a stunning top-floor three-bedroom, spacious duplex with a sunroom and a patio area in the highly sought-after exclusive development of 'Carrigmore Way' in Saggart, Co. Dublin. This exceptional property offers a perfect blend of modern elegance, functional design, and a desirable location.

Offers in Excess of €345,000



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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ACCOMMODATION

HALLWAY
Coving, light fitting, under the stairs storage, new wooden floor, new carpet on the stairwell, phone point, alarm key pad.

KITCHEN/DINING ROOM: 4.75M X 3.40M
Light fitting, high-quality fitted kitchen, tiled splashback area, stainless steel sink, area fully plumbed, oven, hob, dishwasher, ceramic tiles, double doors leading to the sitting room.

GUEST W.C.
Light fitting, W.C., W.H.B., wall tiles, tiled floor.

SUNROOM: 2.88M X 2.0M
Wall lights, ceramic tiles door leading to patio area.

SITTING ROOM: 5.39M X 4.01M
Coving, light fitting, stone fireplace, blind, carpet, t.v. point, double doors leading to the kitchen, sliding patio door leading to the sunroom.

LANDING: 2.56M X 1.90M
Light fitting, access to the attic, hot press with an immersion, new carpet.

BEDROOM 1 3.67M X 3.0M
Light fitting, fitted wardrobes, blind, carpet, t.v. point, phone point.

ENSUITE 1.72M X 1.02M
Light fitting, extractor fan, wall tiling, floor tiling, W.C., W.H.B. Please note the shower is in full working order.

BEDROOM 2 5.07M X 2.76M
Light fitting, blind, fitted wardrobes, carpet.

BEDROOM 3 4.01M X 2.03M
Light fitting, blind, fitted wardrobes, carpet.

BATHROOM 2.63M X 1.97M
Shaving light and socket, W.C., W.H.B, bath, wall tiles, floor tiles.



INTERNAL FEATURES
All carpets included in the sale
All blinds included in sale
All light fittings included in sale
All kitchen appliances are included as per description on this brochure
Property fully alarmed and in full working order
Stunning interior
Show home condition
Owner occupier
Professionally deep cleaned for sale
Professionally painted totally for sale

EXTERNAL FEATURES
Double-glazed windows
Maintenance-free exterior
Outside lights
Landscaped mature gardens
Sunny sunroom and patio area off sitting room
Property not overlooked at the rear
Prime location
Stunning well maintained communal gardens
Excellent management company
2 disk parking supplied yearly

SQUARE FOOTAGE C. 1,162 sq. ft. / C.108sqm

HOW OLD IS PROPERTY Approx 21years old - 2004

BACK GARDEN ORIENTATION South facing

BER NO. 116480641

BER RATING: C1-162.32 kWh/m2/yr

BER NUMBER: 117230383

SERVICES Mains water and sewerage, natural gas central heating.

YEARLY MANAGEMENT FEE: €1,700 this includes your bins, garden communal areas, your block insurance, outside painting, window cleaning twice a year, street lighting, public indemnity in communal areas.

PREVIOUS RENT CHARGED: €2,600 per month

PREVIOUS RENT SET: August 2024

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

