

TO MAKE AN APPOINTMENT

To organize a viewing or to place a bid on this property go to www.teamlorraine.ie or scan the QR code on the photograph section of this brochure.

DISCLAIMER

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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

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Award National and International winning agent for the last 23 years, Team Lorraine Mulligan, RE/MAX Results brings this stunning home to the property market with pride. This is a beautifully upgraded and extended three-bedroom semi-detached home. Owned by a professional couple who poured genuine care — and considerable investment — into every corner of the property, it's a home they never intended to leave.

Offers in Excess of €575,000



**Team Lorraine Mulligan
 AWARD CATEGORIES**

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 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
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ACCOMMODATION

EXTENDED LARGE OPEN PLAN KITCHEN/DINING/LIVING ROOM:

9.21m x 4.96m
Stunning area with recessed lights, 2 large `Velux` windows with electric blinds, new upgraded quality with wall and base units, stainless steel sink in island unit, granite countertop in the kitchen (6k worth), an `Insinkerator` food grinder area fully plumbed, integrated fridge freezer, integrated dishwasher, `Bosch` integrated hob with built in extractor fan` integrated `Bosch` oven, integrated `Bosch` microwave, 7kwt Wood burner (7k worth), large sliding doors leading to garden area, `Herringbone` style wooden floors.

UTILITY:

Shelving, area fully plumbed.

GUEST WC: 1.64m x 1.40m

Light fitting, extractor fan, W.C., W.H.B., floor tiles.

SITTING ROOM: 4.67m x 3.16m

Blind, roman blind, `Herringbone style` wooden floor.

HALLWAY (Open Plan):

Light fitting, composite front door, wall hung radiator, storage cabinet as well as a storage press, `Herringbone style` wooden floor, carpet on stairs, alarm.

LANDING:

Light fitting, wooden floor, hot press with storage.

BEDROOM 1: 5.07m x 3.43m

Light fitting, blinds, back our Roman blinds, fitted wardrobes, wooden, floor.

ENSUITE: 1.95m x 1.85m

Light fitting, extractor fan, shelving, wall tiling, floor tiling, W.C., W.H.B., shower, heated towel raid.

BEDROOM 2: 4.54m x 2.84m

Light fitting, black our blind, fitted wardrobes, wooden floor.

BEDROOM 3: 4.75m x 2.12m

Light fitting, black out blind, shelving, wooden floor.

BATHROOM: 3.05m x 1.68m

Light fitting, extractor fan, shaving light and socket, wall tiling, floor tiling, W.C., W.H.B., bathroom cabinet, separate shower unit, bath, heated towel rail.

ATTIC:

Suitable for a conversion.



FEATURES INTERNAL:

This stunning home comes with a large single story downstairs extension
All carpets included in the sale
All blinds included in sale
All light fittings included in sale
All expensive `Bosch` white goods as described under kitchen section included in sale
`Insinkerator` food grinder
Water softener for the whole house
Drinking water Filter System
New upgraded fitted kitchen
Granite countertop in the kitchen (6k worth)
7kwt Wood burner (7k worth)
Nest thermostat (one on each floor)
Security alarm (set on front door, all front windows on the ground floor)
Solar panels
Composite front door
Non-smokers house

FEATURES EXTERNAL:

PVC triple glazed windows
PVC fascia & soffit
Maintenance free exterior
Outside lights
Aluminium pergola (6k worth) with a patio area
Lean to off kitchen/dining area creating a fabulous outdoor space
Professionally landscaped mature gardens
Raised flower beds
Side gates with a lean to
EV charger
Solar panels (4x)
Cat wire on top of the fence
Off street parking for up to two cars
Large, shared bin area keeping bins away from the house

SQUARE FOOTAGE: 132sqm including extension, with attic suitable for a conversion

HOW OLD IS THE PROPERTY: Built in 2018

MANAGEMENT FEES: €450.00 PA (includes bins, maintenance and public liability insurance)

BER RATING: A3 - 54.85 kWh/m²/yr

BER NUMBER: 110825619

SERVICES: Mains water, solar panels, mains sewerage.

HEATING SYSTEM: Natural gas, with zoned heating control.

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**

