

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

64 Hallwell Avenue, Adamstown, Lucan, Co. Dublin. K78 N1N1.



Award-winning Auctioneering Team for over 21 years, Team Lorraine Mulligan of RE/MAX Results is proud to present this exceptional three-bedroom mid-terraced home ideally located in the ever-popular development of Hallwell, Adamstown, Lucan. This beautifully maintained home is in excellent condition throughout and has been lovingly cared for by its current owners. From the moment you enter, you'll appreciate the warmth, space, and natural light that fills this inviting property.

Offers in Excess of €499,950



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
 VAT No. IE 9669142H Registered in Ireland No: 446829 PSRA Licence No: 002196

ACCOMMODATION
DOWNSTAIRS ACCOMMODATION

HALLWAY: 5.43m x 1.93m
Light fittings, `Herringbone` wood flooring, under-stairs storage area, carpet on stairs, alarm system.

KITCHEN/ DINING AREA: 5.29m x 4.37m
Light fittings, high designer fitted quality kitchen, blinds, stainless steel sink, area fully plumbed, fridge, integrated dishwasher, extractor fan, double oven, hob, washing machine, tumble dryer, French door leading to garden area, `Herringbone` wooden flooring.

UTILITY: 1.75m x 1.64m
Storage unit, area fully plumbed, `Herringbone` wooden flooring.

GUEST WC: 1.7m x 1.5m
Light fitting, extractor fan, W.C., W.H.B., heated towel rail, floor tiles.

SITTING ROOM: 4.6m x 3.38m
Light fitting, blinds, curtains, `Herringbone` wood flooring, t.v. point.

UPSTAIRS ACCOMMODATION

LANDING: 4.28m x 2m
Carpet, hot press, `Velux` window, smoke detector, access to attic, pull downstairs.

BEDROOM 1: 3.9m x 2.8m
Light fitting, blinds, smoke detector, fitted wardrobes, carpet.

ENSUITE: 1.9m x 1.8m
Light fitting, extractor fan, wall tiling, floor tiling, W.C., W.H.B., storage unit, shelving, corner shower, with glass doors, heated towel rail.

BEDROOM 2: 2.76m x 4.96m
Light fitting, fitted wardrobes, blinds, carpet.

BEDROOM 3: 3.7m x 2.5m
Light fitting, fitted wardrobes, blinds, carpet.

BATHROOM: 2.70m x 1.90m
Light fitting, wall tiling, floor tiling, W.C., W.H.B. shaving light, shower over bath with glass shower screen, heated towel rail.



FEATURES INTERNAL:

All light fittings included in the sale
All carpets included in the sale
All blinds included in sale
Kitchen appliances included in sale as per brochure
Immaculate home in mint condition owned by a professional couple

FEATURES EXTERNAL:

PVC triple glazed windows
PVC fascia & soffit
Maintenance free exterior
Outside light
Raised flower beds
Pretty patio area
Landscaped garden
Property located in a quiet cul de sac
Off street parking
Front and back garden

SQUARE FOOTAGE: 113.84 sqm

HOW OLD IS THE PROPERTY: Built in C.2022

BER RATING: A2 - 39.36 kWh/m²/yr

BER NUMBER: 115467599

SERVICES: Mains water, mains sewerage, ESB, fibre broadband availability

HEATING SYSTEM: Air to water

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**

