

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

18 Hansted Dale, Hansted, Lucan, Co. Dublin. K78 KP04.



Internationally Award-winning Auctioneering Team, Team Lorraine Mulligan of RE/MAX Results Lucan for the last 23years welcomes you to this exceptional, ready-to-enjoy HOME. No. 18 Hansted Dale is a beautifully presented three-bedroom ground floor duplex with a car port and two parking spaces. This fantastic residence has been freshly painted throughout and is offered in full vacant possession — meaning no waiting, no chains, no compromise.

Offers in Excess of €385,000



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

ACCOMMODATION

DOWNSTAIRS ACCOMMODATION

HALLWAY (L-SHAPED):

Light fitting, alarm keypad, fuse box, carpet.

KITCHEN / DINING AREA: 4.51m x 3.95m

Spotlights, quality shaker-style fitted kitchen with wall and base units, tiled splashback, stainless steel sink, worktops, integrated oven, electric hob, fridge, dishwasher and washing machine.

SITTING ROOM: 4.58m x 3.82m

Light fitting, blinds, feature fireplace, carpet, French double doors leading to rear garden.

BEDROOM 3 (DOWNSTAIRS): 2.77m x 2.69m

Fitted wardrobes, carpet.

BATHROOM: 2.78m x 1.80m

W.C., W.H.B., bath with handheld shower, wall tiling, floor covering.

HALLWAY (L-SHAPED):

Light fitting, alarm keypad, fuse box, carpet.

CARPORT: 6.40m x 2.69

Please note that this area can easily converted to a downstairs bedroom, gym, a bed sit or a home office subject of course to the relevant planning permission.

UPSTAIRS ACCOMMODATION

LANDING: 4.98m x 0.96m

Carpet, hot press with immersion.

BEDROOM 1: 3.86m x 3.53m

Fitted wardrobes, access to attic, carpet.

EN SUITE: 1.96m x 1.30m

Light fitting, W.C., W.H.B., shower, wall tiling, floor covering.

BEDROOM 2: 3.54m x 2.76m

Fitted wardrobes, carpet.



FEATURES – INTERNAL

Freshly painted for sale

Turnkey condition

Vacant possession so can facilitate a fast moving in time

Bright and well-proportioned accommodation

Spacious sitting room with garden access

Quality fitted shaker-style kitchen

Three bedrooms including downstairs option

Primary bedroom with en suite

Well-maintained throughout

Excellent layout with flexible living space

Extension possibility to the rear subject to the relevant planning permission

FEATURES – EXTERNAL

Private rear garden with sunny south facing orientation

Carport providing covered parking as well as conversion possibilities subject of course to the relevant planning permission

Well-maintained development

Quiet residential setting

Not overlooked to rear

Excellent investment potential

HOW OLD IS THE PROPERTY: Circa 2005

BACK GARDEN ORIENTATION: South Facing

SQUARE FOOTAGE: As per BER report C.99.04sqm

BER RATING: An impressive B3 - 148.52 kWh/m²/yr with an A3 potential

CO2 EMISSIONS INDICATOR: 26.23kgCO₂/m²/yr

BER NUMBER: 119275782

SERVICES: Mains water, mains sewerage

HEATING SYSTEM: Gas fired central heating

MANAGEMENT FEES: €1,600 approx yearly (Does not include the bins)

DISCLAIMER

All information provided is for guidance only. While every care has been taken to ensure accuracy, prospective buyers should verify details independently. The agent and associated parties accept no liability for errors or omissions.

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**

