

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

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

8 Hillcrest Heights, Lucan, Co. Dublin. K78 P4V2.



National and International Award-winning agent, Team Lorraine Mulligan of REMAX Results for 23 years welcomes you to this exceptional three-bedroom semi-detached home, nestled in the highly sought-after and mature development in St. Mary's Parish of Hillcrest, Lucan, Co. Dublin.

Thoughtfully extended and modernised throughout, this stunning property is presented in immaculate condition and offers the perfect blend of contemporary living and future potential.

Guide Price €465,000



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RE/MAX National No.1 Top Selling Agent & Office 2007-2017
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DOWNSTAIRS ACCOMMODATION

HALLWAY: 2.93m x 1.88m

Front porch with tiled floor, light fitting, fuse box, wooden floor in hallway, carpet on stairwell, wooden floor, understairs storage, telephone point.

KITCHEN: 6.57m x 2.21m

Light fitting, fitted kitchen with wall and base units, worktops, stainless steel sink, area fully plumbed, extractor fan, 4 plate electric hob, integrated microwave, integrated oven, back door leading to the garden area, wooden floor.

LIVING AND DINING: 6.03m x 3.49m

Light fitting, wood-burning stove set in a granite mantle and hearth, blackout blinds, wooden floor, sliding patio door leading to the sunny west-facing back garden.

SITTING ROOM: 6.85m x 3.63m

Light fitting, blackout blind, curtains, wooden floor.

UPSTAIRS ACCOMMODATION

BEDROOM 1: 3.59m x 2.92m

Light fitting, blackout blind, recessed wardrobes, wooden floor.

ENSUITE: 2.80m x .76m

Light fitting, extractor fan, wall and floor tiles, W.C., W.H.B., `Triton T90z` electric shower.

BEDROOM 2: 3.64m x 3.17m

Light fitting, blackout blind, wooden floor.

BEDROOM 3: 2.46m x 2.39m

Light fitting, blackout blind, wooden floor.

BATHROOM: 2.097m x 1.61m

Light fitting, access to the attic, wall tiling, floor tiling, W.C., W.H.B., with a vanity unit, shower over bath with a Rain shower head and a hand-held shower, heated towel rail.

FEATURES INTERNAL

New fitted kitchen with wall and base units for extra storage

All electrical appliances included in the sale as listed under the kitchen section

This home is professionally owned, so is therefore in excellent condition

New windows and doors

Full re wire in house

Wood burning stove installed in 2023

New smoke alarm systems

New `Hive` heating system

Replastered walls and ceilings

New laminate wooded flooring

Turn-key condition

Freshly painted

Super solid house

New flooring

Bathroom upgraded

Porch to the front of the property



FEATURES EXTERNAL

PVC double-glazed windows

PVC fascia and soffit

Outside lights

Outside tap

Outside electrical sockets to the front of the house

Maintenance-free back garden with a cobble lock finish

Side gate

Block shed to the rear

Generously sized sunny west-facing back garden

Large maintenance-free back garden with cobble lock with building potential

Front driveway to the front of the property for parking for two cars

Large back garden (25m x 8m) approx. that boasts lots of potential

SIZE: C98.24 sqm as per BER report.

HOW OLD IS THE PROPERTY: Year of construction 1970 (56 years old approx.)

BACK GARDEN ORIENTATION: West-facing.

BER RATING: C2 - 193.06 kWh/m²/yr with an A2 potential as per BER report.

CALCULATED ANNUAL CO2 EMISSIONS: 38.29kgCO₂/m²/yr.

BER NUMBER: 113895981

SERVICES: Mains water and mains sewerage.

HEATING SYSTEM: Was oil but current vendors switched to gas fired central heating.

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
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**

