

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**

14 Earlsfort View, Lucan, Co. Dublin, K78 RK83.



Internationally Award-winning Auctioneering Team, Team Lorraine Mulligan of RE/MAX Results Lucan for the last 21 years welcomes you to this superb three-bedroom semi-detached home in the desirable Earlsfort area of Lucan, Co. Dublin. Perfectly blending style and functionality, this residence exudes lots of potential for the new discerning buyer. The property opens into a spacious, light-filled hallway leading to an open-plan kitchen/dining area.

Offers in Excess of €385,000



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 Fax: 01 6272720

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 Websites www.remax.ie www.teamlorraine.ie

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

DOWNSTAIRS ACCOMMODATION

ENTRANCE HALLWAY: 3.34m x 1.73m

Coving, light fitting, fuse box, wooden floor in the hallway, carpet on stairwell, downstairs storage.

SITTING ROOM: 5.64m x 3.38m

Cloving, light fitting, blind, feature fireplace with a gas effect coal fire, wooden floor.

KITCHEN/DINING AREA: 5.27m x 4.52m

Light fitting, blind, fitted kitchen with wall and base units, area fully plumbed, stainless-steel sink, tiled splash back area, chrome extractor hood, 4 plate gas hob, oven, washing machine, fridge, tiled floor, back door leading to the garden area.

GUEST W.C: 1.46m x .86m

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

UPSTAIRS ACCOMMODATION

LANDING: 2.82m x 2.12m

Light fitting, access to the attic, hot press with an immersion, carpet.

BEDROOM 1: 3.49m x 3.42m

Blind, fitted wardrobes, carpet.

BEDROOM 2: 3.96m x 2.83m

Light fitting, fitted wardrobes, blinds, curtains, wooden floor.

BEDROOM 3: 2.87m x 2.35m

Light fitting, blackout blind, storage press, wooden floor.

HALLWAY: 2.29m x 1.70m

Light fitting, carpet, access to attic.

BATHROOM: 2.28m x 1.70m

Light fitting W.C., W.H.B., bath, shower over bath, mirror, partial wall tiling, floor tiling.



FEATURES INTERNAL:

All carpets included in the sale

All curtains included in the sale

All blinds included in the sale

All kitchen appliances included in the sale as per kitchen description

Enjoys vacant possession for a quick and easy closing date

Turnkey home but does need modernisation

FEATURES EXTERNAL:

PVC double glazed windows

Garden shed

Small decked area

Outside lights

Mature west facing sun trapped back garden

Plenty of off-street parking for to cars

Lawn area to the front

Not overlooked to the front

Side gate

Excellent neighbours

SQUARE FOOTAGE:

C.950sqft/C. 88sqm

HOW OLD IS THE PROPERTY:

Under 30 years old

BACK GARDEN ORIENTATION:

A sunny west facing back garden

BER RATING:

C3 - 217.38 kWh/m²/yr

BER NUMBER:

119233625

SERVICES: Mains water, mains sewerage, high speed broadband availability.

HEATING SYSTEM:

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**

