

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

66 Lohunda Downs, Clonsilla, Dublin 15, Co. Dublin, D15 EVP6.



Team Lorraine Mulligan of RE/MAX Results — Circle of Legends and National Award-Winning Agents with over 23 years of expertise in the Dublin property market — is proud to present 66 Lohunda Downs, Clonsilla, Dublin 15 to the open market. This remarkable three-bedroom extended semi-detached home has been thoughtfully designed and comprehensively modernised to an exceptional standard, resulting in a home that is as beautiful as it is practical.

Offers in Excess of €485,000



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 Tel: 01 6272770
 Fax: 01 6272720

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Email: office@teamlorraine.ie
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RE/MAX National No.1 Top Selling Agent & Office 2007-2017
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ACCOMMODATION

HALLWAY (L-Shaped):

Light fittings, recessed lighting, wooden flooring, radiator cover, fuse box, alarm key box.

DOWNSTAIRS SHOWER ROOM:

3.21m x 1.95m
Light fitting, fully tiled floor to ceiling, W.C., W.H.B., `Mira Elite` electric shower with a corner shower unit with a glass door, heated towel rail.

SITTING ROOM:

4.87m x 3.22m
Recessed lighting, feature fireplace with granite hearth, fitted display cabinets, blinds, wooden flooring, radiator cover.

DINING / LIVING AREA:

7.80m x 2.96m
Recessed lighting, gas stove, storage, archway leading to kitchen, sliding patio door to rear garden, curtains, wooden flooring.

KITCHEN:

3.21m x 3.00m
Recessed lighting, roman blind, high gloss fitted kitchen with wall and base units, stainless steel sink, electric hob, double oven, integrated fridge freezer, integrated dishwasher, ceramic tiled flooring.

DOWNSTAIRS BEDROOM 1:

2.99m x 2.56m
Recessed lighting, blinds, fitted wardrobes, wooden flooring.

ENSUITE:

1.80m x 1.77m
Light fitting, walls and floor tiles, W.C., W.H.B., vanity unit, shower with a corner shower unit with a glass door.

LANDING:

Light fitting, carpet flooring.

BEDROOM 2:

5.41m x 3.36m
Light fitting, Velux window, fitted wardrobes, herringbone wooden flooring.

BEDROOM 3:

4.29m x 2.75m
Light fitting, blinds, curtains, wooden flooring.



FEATURES INTERNAL

All kitchen appliances included as listed
All blinds, and light fittings included
Beautifully extended home and modernized home
Wooden flooring throughout most of the property
Spacious and well-proportioned accommodation
Fitted wardrobes
Sower room on the ground floor
Ideal family home layout

FEATURES EXTERNAL

Mature and well-established residential development
Easily maintained back garden
Excellent neighbours
Off-street parking
Property is in a quiet cul de sac
Block garden shed
Sun trapped patio area
Property is in a quiet cul de sac

SQUARE FOOTAGE: C.104.14sqm / 1120.95sqft as per BER report

HOW OLD IS THE PROPERTY: Built in 1983

BACK GARDEN ORIENTATION: Northwest-facing back garden

BER RATING: C1 171.28kWh/m2/yr (with a B1 potential)

BER NUMBER: 100470749

SERVICES: Mains water, mains sewerage.

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**

