

TO MAKE AN APPOINTMENT

To organize a viewing or to place a bid on this property go to www.teamlorraine.ie or scan the QR code on the photograph section of this brochure.

DISCLAIMER

Notice to all parties viewing this brochure

1. This brochure is provided for general guidance only. Nothing in it forms or constitutes an offer, contract, or binding agreement, and none of its contents should be treated as a statement of fact upon which any party can rely.
2. Neither the Agent nor any member of staff has the authority to make representations or give warranties concerning this property on behalf of the vendor.
3. Every description, measurement, and reference to condition, permitted use, or occupation has been prepared in good faith and is believed accurate at the time of preparation. However, prospective buyers and tenants are advised to verify all such details independently through their own inspection or enquiries rather than relying on this brochure alone.
4. The Agent provides no warranty or covenant relating to the property. While familiar with its general appearance and layout, the Agent makes no claim to expertise regarding title or planning matters, and responsibility for confirming the sufficiency of such documentation rests entirely with the purchaser.
5. Confirmation of service availability — whether for current or intended use — is the responsibility of the purchaser. The Agent offers no guarantees or representations on this matter.
6. Boundaries, fences, hedges, walls, and ditches are not defined by either the vendor or the Agent, including any determination of party-structure status.
7. Should any conflict arise between the information in this brochure and the formal contract of sale, the contract of sale will take precedence.
8. References to "Vendor" and "Purchaser" throughout this brochure should be read as including "Lessor" and "Lessee," or "Landlord" and "Tenant," wherever the context applies.

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

81 Castlegate Way, Adamstown, Co. Dublin. K78 R4E5.



Team Lorraine Mulligan of RE/MAX Results — award-winning international RE/MAX agents for over 25 years — is delighted to welcome you to this beautifully presented three-bedroom, mid-terrace ground-floor duplex, rated BER B1 for outstanding energy efficiency. Don't be fooled by first impressions: this home is far more spacious than it appears from the outside, offering genuinely luxurious and comfortable living across two floors. As a mid-terrace property, it also benefits from superior warmth.

Offers in Excess of €398,000



**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**

Main Street, Celbridge, Co. Kildare
 Tel: 01 6272770
 Fax: 01 6272720

Unit 2, 11 Lower Main Street, Lucan, Co. Dublin
 Tel: 01 6283660
 Fax: 01 6272720

Email: office@teamlorraine.ie

Websites www.remax.ie www.teamlorraine.ie

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

DOWNSTAIRS ACCOMMODATION

HALLWAY: 5.79M X 1.96M
Light fitting, storage closet, under the stairs storage, alarm box, fuse box, wooden floor, carpet on stairwell.

UPGRADED DOWNSTAIRS GUEST W.C. 2.20M X 1.51M
Light fitting, extractor fan, W.C., W.H.B., with a vanity unit, bathroom cabinet with mirror, fitted unit for additional storage and shoe storage, wall tiles, floor tiles.

KITCHEN: 5.83M X 3.66M
Light fitting, quality high gloss fitted kitchen with wall and base units, extractor hood, 'Rangemaster' five plate gas hob, oven, washing machine, wall tiles, floor tiles, blinds, French doors leading to the garden area.

SITTING ROOM: 5.68M X 3.60M
Light fitting, blinds, radiator cover, wooden floor, TV point.

UPSTAIRS ACCOMMODATION

BEDROOM 1: 5.02M X 3.58M
Light fitting extra fitted 'Sliderobe' wardrobes, blinds, carpet, carpet.

UPGRADED ENSUITE: 1.87M X .88M
Light fitting fitted bathroom closet. extractor fan, shaving light and socket, W.C., W.H.B., with a vanity unit, shower with rain shower head, 'Mira Sport' electric shower, glass shower door, wall tiles, floor tiles, heated towel rail.

LANDING:
Light fitting, hot press with an immersion, carpet.

BEDROOM 2: 3.70M X 3.57M
Light fitting, blind, fitted 'Sliderobe fitted wardrobes, wooden floor.

BEDROOM 3: 3.88M X 2.36M
Light fitting, blinds, fitted 'Sliderobes' wardrobes, wooden floor.

UPGRADED BATHROOM: 2.21M X 1.79M
Light fitting, extractor fan, mirror, W.C., W.H.B., with a vanity unit, 21inch shower, glass shower door, fitted bathroom cabinet, wall tiles, floor tiles.

Description	Sum of Amt
Boiler	€2,200.00
Cupboard /Cabinet Works	€8,250.00
Curtains	€650.00
Flooring	€2,910.00
Garden	€8,320.48
General Renovation	€6,082.99
Kitchen & Bathroom	€20,754.99
Pump	€600.00
Shed	€1,150.29
Water Filer	€649.00
Grand Total	€51,567.75



FEATURES INTERNAL:

Expensive upgrades as can see in the chart above
All carpets included in the sale
All blinds included in sale
All light fittings included in sale
All electrical appliances included the sale as a per kitchen description
Property fully alarmed
Turnkey home with no money needed to be spent on it

FEATURES EXTERNAL:

Double glazed windows
Maintenance free exterior
Outside lights
Off street parking to the front
Additional communal parking
Small garden to the rear with a stunning tiled patio area
Garden shed

SQUARE FOOTAGE: C. 1,291sqft / C.120 sqm as per BER report

HOW OLD IS THE PROPERTY: Built in 2007

MANAGEMENT FEES: €1,338 including bins and insurance

RENT POTENTIAL: €3,000/€3,500

BACK GARDEN ORIENTATION: South facing back garden

BER RATING: B1 – 88.2 kWh/m²/yr with a an A2 potential as per BER report

BER NUMBER: 114160864

SERVICES: Mains water and mains sewerage

HEATING SYSTEM: Natural gas fired central heating.

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**

