

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

7 Redford Park View, Lucan, Co. Dublin, K78 R9T0.



Team Lorraine Mulligan, national and international award-winning agents with over 25 years' experience, are very proud to present this spectacular BER A2 rated four-bedroom end of terrace home. Designed with real flair, beauty and luxury. This very special and very beautiful residence has been finished to an exceptional standard, it has the look and feel of a five-star show home, with every upgrade already in place.

Offers in Excess of €698,000



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

GROUND FLOOR ACCOMMODATION

Entrance Hall: 4.80m x 2.14m
Light fitting, wooden panelling, composite front door with frosted glass panel, full height glazed side panel, alarm keypad, under the stair's storage, `Herringbone` wood effect flooring in entrance, carpet on stairwell.

Guest WC: 2.13m x 1.56m
Cluster pendant light with glass globe shades, frosted window with Roman blind, frameless wall mirror, feature wallpaper, wall mounted wash hand basin with chrome mixer tap and tiled splashback, WC, large format grey floor tiles.

Kitchen/Dining/Living Room: 8.63m x 3.84m
Light fittings, (living area with circular LED pendant light), dining area with multi-arm globe pendant light, linear pendant over breakfast bar in kitchen, two large windows to the front, radiator cover, `Herringbone` wood effect flooring, Sage green shaker style fitted kitchen with floor and eye level units, tall larder units, LED strip lighting above and below the wall units, Topform concrete effect laminate worktop, chrome sockets, Linear pendant over central island with breakfast bar and inset stainless steel sink with mixer tap, integrated dishwasher, `Indesit` integrated eye level oven, `Indesit` ceramic hob, `Elica` integrated extractor, integrated dishwasher, French doors to the rear garden.

Utility Room: 1.98m x 1.25m
Light fitting, black framed fluted glass wall cabinets, hexagonal metallic mosaic tile splashback, worktop, dark wood effect base units, plumbed for washing machine, brushed brass light switches and sockets, wood effect flooring.
Hot Press/Service Room:
Ideal hot water cylinder with digital control panel.

FIRST GROUND FLOOR ACCOMMODATION

Landing:
Carpeted staircase with oak handrail and white spindles, decorative wall panelling, tall window with Roman blind, storage closet, and wood effect flooring.

Master Bedroom: 4.16m x 3.80m
Pendant drum light, full height built-in wardrobes, radiator cover, black out blinds, large window overlooking the rear garden and wood effect flooring.

Ensuite: 2.44m x 2.29m
Recessed downlights, window with Roman blind, feature wallpaper, frameless mirror, black framed fluted glass wall cabinet, wall mounted wash hand basin with chrome mixer tap, WC with concealed cistern, tiled boxing with display shelf and chrome heated towel rail. Walk-in shower with sliding glass door, rainfall shower head, handheld attachment and fully tiled walls. Large format grey floor tiles.

Sitting Room: 4.33m x 3.80m
Fluted timber slat feature wall with LED backlighting, stone effect media wall, built-in alcove shelving, wall inset fire with glass screen, feature painted wall with wall lights, radiator cover, and wood effect flooring.

TOP FLOOR ACCOMMODATION

Landing:
Carpeted staircase with oak handrail and white spindles, decorative wall panelling, window with Roman blind, flush ceiling light, attic access hatch with a pull-down ladder for easy access into the attic, storage cupboard with water tank, wood effect flooring.

Bedroom 2: 3.80m x 3.72m
Pendant drum light, full height built-in wardrobes, radiator, large window overlooking the rear garden and wood effect flooring.

Bedroom 3: 4.23m x 3.80m
Pendant drum light, full height built-in wardrobes, and wood effect flooring.

Study: Bedroom 4: 2.83m x 2.45m
Industrial style pulley pendant light, window overlooking the rear garden with Roman blind and stone effect feature wallpaper. Built-in wardrobes with oak effect frames, fluted glass doors, brass handles and internal drawers, with open display shelving. Fitted desk with marble effect worktop, drawers, open shelving unit and floating shelves. Wood effect flooring.

Bathroom 2.93m x 1.76m
Bath with panel, glass shower screen, chrome mixer tap and shower with riser rail. Wall



mounted wash hand basin with chrome mixer tap, WC with concealed cistern, tiled boxing with display shelf, large frameless mirror, towel ring and chrome heated towel rail. Part tiled walls, fully tiled around the bath. Frosted window with Roman blind, flush ceiling light, extractor and large format grey floor tiles.

FEATURES INTERNAL

This stunning home comes with a huge amount of expensive extras
All luxury light fittings included in sale
All blinds included in sale
All expensive electrical white goods as described under kitchen section included in sale
Beautiful, fitted kitchen with lots of storage
Upgraded storage in the kitchen and coffee station
Island unit
Living room with built in media wall and bio-ethanol fireplace
Upgraded flooring. `Herringbone` wide plank downstairs and `Oak` straight plan on upper floors
Home freshly painted with neutral colours through out
Bespoke wooden panelling on the corridors
Built in bespoke office and extra cupboards featuring ambient lighting
Security alarm
Composite front door
Non-smokers house
Composite front multi locking front door
Generous sockets, pre-wired for phone and internet, mains powered smoke and heat detectors, and wiring for a wireless alarm
Option to purchase all the furniture as an extra cost

FEATURES EXTERNAL

PVC triple glazed windows
PVC fascia & soffit
Outside garden lights
Off the house there is a glass-roofed veranda with an anthracite aluminium frame and integrated LED strip lighting. It has sliding glass side panels, wood effect slatted wall cladding and a porcelain tiled floor.
At the rear of the garden is a freestanding aluminium pergola with an adjustable louvred roof and a louvred privacy screen. It sits over a raised porcelain tiled patio with LED edge lighting, and this area can house a hot tub.
Jacuzzi has 72 powerful jets, chromotherapy, cascading water feature, air and water massage
Professionally landscaped gardens
Raised flower beds
Side gate
EV charger
Solar system of 9kw panels + 20kw battery – As a result this property enjoys virtually low or no bills.
Air source heat pump for heating and hot water, zoned heating with thermostatic radiator valves, mechanical ventilation, and high levels of roof, wall and floor insulation
Off street parking for up to two cars

WHAT IS THE FLOOR AREA OF THIS PROPERTY? C.153.79sqm

MANAGEMENT FEES: €800.00 PA (includes bins, maintenance, general communal and front garden maintenance, street lighting, and public liability insurance). This management fee is due to come down once the development is completed.

BER RATING: A2 with an A1 potential as per BER report– 29.32 kWh/m²/yr

BER NUMBER: 118598432

SERVICES: Mains water, solar panels, mains sewerage.

HEATING SYSTEM: Air to water heating system.

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**

