

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**

71 Sarsfield Park, Lucan, Co. Dublin, K78 X6N4.



'Circle of Legends' & Award-Winning International RE/MAX Agent for over 23 years, Team Lorraine Mulligan of RE/MAX Results is delighted to present No. 71 Sarsfield Road, a solid 3-bedroom mid-terrace home ideally located in the ever-popular area of 'Sarsfield Park' for its prime and central location of the beautiful village in Lucan. This property offers an excellent opportunity for buyers seeking a home with great potential in a well-established and convenient location.

Offers in Excess of €345,000



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 Tel: 01 6272770
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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

ACCOMMODATION

DOWNSTAIRS ACCOMMODATION

KITCHEN: 3.64m x 2.32m
Light fitting, curtains, fitted kitchen, area fully plumed, hot press with an immersion.

SITTING ROOM: 4.08m x 3.67m
Light fitting, curtains, open fireplace, mahogany dresser, carpet.

BACK ROOM: 2.18m x 1.73m
Light fitting, storage cupboard.

HALLWAY: 3.87m x 1.74m
Light fitting, fuse box, carpet.

UPSTAIRS ACCOMMODATION

BEDROOM ONE: 3.03m x 2.74m
Wooden floors.

BEDROOM TWO: 3.7m x 3.08m
Wooden floors.

BEDROOM THREE: 2.75m x 2.37m
Wooden floors.

BATHROOM: 2.38m x 1.86m
Light fitting, WC, WHB with vanity unit, bath partially tiled, splashback area, wooden floors.

LANDING: Light fitting, storage, cupboard, access to attic, wooden floors.



SQUARE FOOTAGE: C.71.96 sqm as per BER report

HOW OLD IS THE PROPERTY: Built in C. 1962

BACK GARDEN ORIENTATION: South-facing

BER RATING: G - 480.18 kWh/m²/yr with a B1 potential

BER NUMBER: 119363745

EMISSIONS INDICATOR: 86.2 kgCO₂ /m²/yr

SERVICES: Mains water, mains sewage.

HEATING: Please note that this home has no heating but there is gas in the area and the sitting room has an open fire place perfect for a cosy wood burning stove.

PARKING: Potential for off-street parking.

HOUSE STATUS: Vacant since the 3rd of June (doesn't qualify for the vacancy relief grant)

REASON FOR SALE: Probate and probate has been granted.

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**

