

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

22 Charnwood Green, Clonsilla, Dublin 15. D15 HW2X.



'Circle of Legends' & Award-Winning International RE/MAX Agent for over 22 years, Team Lorraine Mulligan of RE/MAX Results is proud to present this exceptional 4-bedroom semi-detached family home located in the highly sought-after development of Charnwood Green, Clonsilla, Dublin 15. No. 22 is a bright, airy, and beautifully maintained family residence extending to an impressive c.127 sqm, significantly larger than many similar homes within the development which typically extend to C.112 sqm.

Offers in Excess of €525,000



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RE/MAX National No.1 Top Selling Agent & Office 2007-2017
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 VAT No. IE 9669142H Registered in Ireland No: 446829 PSRA Licence No: 002196

ACCOMMODATION DOWNSTAIRS ACCOMMODATION

HALLWAY:

Composite front door, ceramic floor tiles, smart storage unit, carpet on stairs.

LIVING ROOM: 5.62m x 3.83m

Light fitting, wall lights, blinds, feature fireplace with marble hearth and surround, solid wooden floors.

KITCHEN/ FAMILY AREA: 7.85m x 2.76m

Light fitting, Velux window spotlights, high gloss cashmere kitchen, wall units and base presses, tiled splashback area, gas hob, electric oven, extractor fan, ceramic sink, ceramic floor tiles, fridge freezer, dishwasher area fully plumbed leading to family area, solid wood floor, door leading to garden area.

DINING AREA: 4.54m x 2.98m

Light fitting, coving, French doors leading to garden area, solid wooden floors.

UTILITY ROOM:

Light fitting, area fully plumbed, floor tiling, shelving, gas boiler.

GUEST WC:

Spotlights, wall and floor tiles, W.C., wash hand basin.

UPSTAIRS ACCOMMODATION

LANDING:

Spotlights, carpet, hot press with dual immersion, attic access with folding stairs, attic fully floored with Velux window and shelving.

BEDROOM 1: 4.9m x 2.88m

Light fitting, blinds, fitted wardrobes, carpet.

ENSUITE: 1.61m x 1.96m

Light fitting, extractor fan, shaving light and socket, wall and floor tiling, W.C., wash hand basin, shower unit.

BEDROOM 2: 4.13m x 3.04m

Light fitting, blinds, curtains, fitted wardrobes.

BEDROOM 3: 2.81m x 2.69m

Light fitting, blinds, carpet, fitted wardrobes.

BEDROOM 4: 2.93m x 2.64m

Light fitting, curtains, carpet, fitted wardrobes.

MAIN BATHROOM: 2.08m x 1.82m

Light fitting, wall and floor tiles, wash hand basin with vanity unit, shavers light and socket, bath with shower, heated towel rail.

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.



FEATURES INTERNAL

Bright airy open-plan living accommodation
All blinds included in sale
All light fittings included
Alarm system only 3 years old – HIKVision Smart alarm- Can be accessed remotely via HIKVision app
Kitchen installed approximately 3 years ago
Floor tiles upgraded approximately 3 years ago
Triple glazing throughout installed approximately 3 years ago
Composite front door installed approximately 3 years ago
Fridge freezer and dishwasher approximately 3 years old
Attic fully floored with Velux window and shelving-Folding stairs for convenient access
Cashmere high gloss fitted kitchen
Larger footprint of c.127 sqm compared to similar homes within the development

FEATURES EXTERNAL

Triple glazed PVC windows throughout
PVC fascia and soffit for maintenance free exterior
Digital CCTV system approximately 3 years old – Can be accessed remotely via HIKVision app (3 external cameras Front, side and Rear)
Large steel shed measuring 3m x 2m included in sale
Raised flower beds and mature planting
Decking area
Outdoor security lights
Outside tap
Outside electric socket at front of property
Off-street parking for up to two cars
Property not overlooked to the front
Overlooking a green area
Located at the end of a quiet mature cul-de-sac

SQUARE FOOTAGE: c.127m² (~1,367 ft²)

BACK GARDEN ORIENTATION: West

PARKING SPACE: Off-street parking

BER RATING: B

BER NUMBER: 119452159

HEATING SYSTEM: Gas central heating (Condenser Boiler)

SERVICES: Mains water, mains sewerage

HOUSE STATUS: Owner occupied.

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**

