

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

29 Hansted Drive, Lucan, Co. Dublin. K78 F434.



'Circle of Legends' and award winning International REMAX Agent for over 23 years, Team Lorraine Mulligan of RE/MAX Results welcomes you to this excellently presented 2 bed two storey top floor duplex and a west facing private and very sunny west facing roof garden terrace. No. 29 has been freshly painted for sale, enjoys new carpets and can be found in pristine condition. This superb 2-bedroom top floor duplex in Hansted enjoys vacant possession.

Offers in Excess of €335,000



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 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
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ACCOMMODATION

TOP FLOOR ACCOMMODATION

KITCHEN/DINING/SITTING ROOM: 9.68m x 5.08m

Light fitting, shaker style fitted kitchen with wall and base units, four ring ceramic hob, Chrome extractor fan, fridge freezer, dishwasher, washing machine, area fully plumbed, intercom system, ceramic tiles in kitchen and dining area, wooded floors in sitting room area, feature fireplace for design purposes with an electric fire, French door leading to the garden terrace area.

BATHROOM: 1.94m x 1.93m

Light fitting, W.C., W.H.B., shower over bath, wall tiles, floor tiles.

LANDING: 3.66m x 1.95m

Light fitting, pull down attic stairs and access to the attic, carpet.

FIRST FLOOR ACCOMMODATION

HALLWAY: 3.24m x 2.21m

Light fitting, floor tiles in entrance hall and new carpet on stairwell, hot press with an immersion, fuse box.

BEDROOM 1: 3.53m x 3.01m

Light fitting, fitted wardrobes, new carpet.

ENSUITE: 2.20m x 1.79m

Recessed lights, W.C., W.H.B., shower, glass shower door, wall tiles, floor tiles.

BEDROOM 2: 4.18m x 3.01m

Light fitting, fitted wardrobes, new carpet.

LARGE SUNNY WEST FACING GARDEN TERRACE



FEATURES INTERNAL:

- All carpets included in the sale
- All light fittings included in sale
- All electrical appliances included the sale as a per kitchen description
- All furniture included (not accessories)
- Freshly painted for sale
- Turnkey home with no money needed to be spent on it
- New gas boiler installed 4 years ago

FEATURES EXTERNAL:

- Double glazed windows
- Turnkey condition
- Maintenance free exterior
- Outside lights
- Dedicated parking space
- Large garden sunny roof terrace
- Convenient location
- Bus route along main road
- Close to all local amenities
- Short stroll to Tandy's Park

SQUARE FOOTAGE: C. 81sqm/C. 871sqft

HOW OLD IS THE PROPERTY: Under 15 years old

PREVIOUS RENT CHARGED: €2,200

PREVIOUS RENT SET: 1st of July 2024

MANAGEMENT FEES: €1,752 per year

PARKING: One dedicated parking space and additional street parking at the end of the road

BACK GARDEN ORIENTATION: West facing back garden from the sitting room

BER RATING: C1 – 169.68 kWh/m2/yr

BER NUMBER: 112433149

SERVICES: Mains water, mains sewerage & high-speed availability

HEATING SYSTEM: Natural 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**

