

**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](http://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](mailto: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](mailto: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](http://teamlorraine.ie), [myhome.ie](http://myhome.ie) and [daft.ie](http://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](mailto:office@teamlorraine.ie)**  
**PRSA ID: 002196**

**Office: 01 627 2770/ 01 628 3660**

**Mobile No's: Lorraine 086 831 5305 / Lesley 0872540757 / Vikki 0879559499**

**46 Caragh Road, Cabra, Dublin 7, Co. Dublin. D07 P8P8.**



Award winning Auctioneering Team for the last 23 years, Team Lorraine Mulligan of RE/MAX Results welcomes you to this exceptional three-bed semi-detached home with a garage and a very large back garden. This is truly an exceptional opportunity in one of Dublin's most sought-after residential addresses.

**Offers in Excess of €629,950**



**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**

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 Websites [www.remax.ie](http://www.remax.ie) [www.teamlorraine.ie](http://www.teamlorraine.ie)

RE/MAX National No.1 Top Selling Agent & Office 2007-2017  
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## ACCOMMODATION

### DOWNSTAIRS ACCOMMODATION

**HALLWAY:** 4.15m x 1.87m  
Light fitting, downstairs storage (gas boiler is located here), wooden floor in hallway and carpet on stairwell.

**KITCHEN:** 4.04m x 2.86m  
Light fitting, fitted kitchen with wall and base units, worktops, tiled splash back area, stainless steel sink, area fully plumbed, dishwasher, back door leading to large garden.

**UTILITY ROOM:** 2.61m x 1.90m  
Light fitting, area fully plumbed, stainless steel sink, clothes dryer, fitted units and storage, wooden floor.

**SITTING ROOM:** 3.72m x 3.57m  
Light fitting, feature open tiled fireplace, feature bay window, curtains, wooden floor.

**DINING ROOM:** 3.73m x 3.68m  
Light fitting, feature open tiled fireplace, curtains, wooden floor, French double doors leading to the large back garden.

### UPSTAIRS ACCOMMODATION

**LANDING:** 2.39m x 2.32m  
Light fitting, carpet on stairway, access to the attic with a pull down ladder leading into the attic.

**BEDROOM 1:** 3.72m x 3.32m  
Light fitting, tiled feature heater, curtains, wooden floor.

**BEDROOM 2:** 3.58m x 3.32m  
Light fitting, tiled feature heater, freestanding cabinet, feature bay window, curtains, wooden floor.

**BEDROOM 3:** 2.32m x 2.07m  
Light fitting, curtains, wooden floor.

**BATHROOM:** 2.79m x 2.29m  
Light fitting, electric `Triton T90Z` shower, W.C., WHB., mirror, wall tiles and floor tiles.

### THE GARDEN — A TRUE ASSET

Few properties in the city can boast a rear garden of this magnitude, and fewer still within such an established and desirable address. Exceeding 25 meters in length, this mature, and beautifully maintained garden is a genuine rarity — and it opens up a world of opportunity far beyond the conventional.

For those with a vision, the garden footprint presents serious development potential (subject to planning permission). Whether as a self-contained granny flat — allowing an elderly parent or relative to enjoy independent living whilst remaining close to family — or as a compact two-bedroom garden dwelling that could offer a younger generation the space, privacy, and breathing room to save for their own future, the possibilities are as varied as they are exciting.



### FEATURES INTERNAL:

All curtains & carpets included in the sale  
All light fittings included in sale  
Property enjoys vacant possession  
Turnkey home that needs modernization and upgrading  
Bright and attractive home  
Excellent proportioned rooms  
Pull down ladder leading to the attic

### FEATURES EXTERNAL:

New triple glazed windows  
PVC fascia & soffit  
New composite front door  
Outside tap  
Outside lights  
Side gates  
Property not overlooked to the back  
Garden sheds  
Stunning front and back gardens  
Walled garden area  
Gorgeous lawned area to the front  
Maintenance free back garden  
Outdoor toilet 1.12m x 1.10m  
Garage 6.55m x 2.73m

**SIZE:** C.96.25 sqm / 1036 sqft as per BER report

**HOW OLD IS THE PROPERTY:** Built in 1935. 91 years old

**BACK GARDEN ORIENTATION:** North west facing

**BER RATING:** E1 - 337.32 kWh/m<sup>2</sup>/yr with a potential B1 potential

**BER NUMBER:** 119260610

**SERVICES:** Mains water and mains sewerage

**HEATING SYSTEM:** 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**

