

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

20 Elmbrook Crescent, Lucan, Co. Dublin. K78 EK46.



Internationally Award-winning Auctioneering Team, Team Lorraine Mulligan of RE/MAX Results Lucan for the last 23 years welcomes you to this superb 3 bed semi-detached family home. Please note that these style homes are suitable for an attic conversion. This property enjoys off street parking with a front garden and a back garden and patio area. No. 20 looks out onto a well maintained open green area which is both very pleasant to look at and great for children.

Offers in Excess of €439,950



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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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
DOWNSTAIRS ACCOMMODATION

KITCHEN: 4.0M X 2.29M
Spotlights, fitted kitchen with wall and base units, crystal display cabinet, stainless steel sink, tiled splash back area, area fully plumbed, dishwasher, fridge/freezer, 4 plate gas, extractor fan, floor tiles, archway leading to the dining area.

UTILITY ROOM: 1.97M X 1.45M
Area fully plumbed, washing machine, tumble dryer.

DINING ROOM: 3.90M X 2.63M
Light fitting, storage area, wooden floors, arch way leading the kitchen, French double doors leading to the patio and garden area.

SITTING ROOM: 5.5M x 3.44M
Coving, light fitting, coal effect gas feature fireplace surround, curtains, wooden floor.

HALLWAY: 4.54M x 1.6M
Coving, light fitting, wooden floor in the hallway, carpet on staircase, fuse box, telephone point.

UPSTAIRS ACCOMMODATION

LANDING: 2.24M X 2.11M
Light fitting, access to attic via stairwell, carpet.

BEDROOM 1: 4.03M X 3.02M
Light fitting, curtains, fitted wardrobes, walk-in wardrobe, wooden floor.

ENSUITE: 1.97M X 1.42M
Light fitting, W.C., W.H.B., shower, wall tiling, floor tiling.

BEDROOM 2: 3.94M x 2.86M
Light fitting, curtains, fitted wardrobes, carpet.

BEDROOM 3: 2.94M x 2.11M
Light fitting, fitted wardrobes, carpet.

BATHROOM: 1.97M x 1.68M
Light fitting, wall tiling, floor tiling, W.C., W.H.B., shower over bath.



FEATURES INTERNAL:

All carpets included in the sale
All blinds included in sale
All light fixtures included in sale
All curtains included in sale
Bright and neutral fitted kitchen
All white goods included in sale as listed under the kitchen and utility section of the brochure
Attic suitable for a conversion
Superb home with a brilliant address
Very good condition

FEATURES EXTERNAL:

Double glazed windows
Outside lights
Mature gardens
Patio area
This property overlooks a magnificent green area
Garden shed
Plenty of off-street parking for up to 2 cars
Driveway
Front garden
Side gate
Excellent neighbours
Fantastic location

SQUARE FOOTAGE: 94.71 sqm / 1019 sqft

HOW OLD IS THE PROPERTY: C.1992

BACK GARDEN ORIENTATION: North west facing

BER RATING: C2 - 191.04 kWh/m²/yr

BER NUMBER: 107923260

SERVICES: Mains water & 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**

