

**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, 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](mailto:office@teamlorraine.ie)**

**PRSA ID: 002196**

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

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**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**

**72 Foxborough Road, Lucan, Co. Dublin. K78 WY92.**



Award winning Auctioneering Team for the last 23 years, Team Lorraine Mulligan of RE/MAX Results Lucan welcomes you to this superb 3 bed semi-detached home with a large rear extension consisting of a extended designer kitchen/ dining/living room area with a stunning and modern kitchen. No. 72 also enjoys a large attic conversion with generous head height and plenty of storage. The main bathroom has also been beautifully upgraded.

**Offers in Excess of €475,000**



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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

EXTENDED KITCHEN/DINING/LIVING ROOM (ALL UPGRADED):  
7.648M X 5.12M

Recessed lights, 4x 'Velux' windows for extra light, new and modern tasteful fitted kitchen with wall and base units, island unit with breakfast bar area, quartz worktops, stainless steel sink, 5 plate gas hob, extractor fan, oven, utility press and area fully plumbed, floor tiles, large concertina patio door leading to the maintenance free back garden. (Please note that the fridge, washing machine, dryer and the lights over the island were not included in the sale).

SITTING ROOM: 5.38M X 3.23M

Light fitting, dado rail, blind, wooden feature fireplace with a coal effect gas fire, wooden floor.

HALLWAY: 5.21M X 1.96M

Light fitting, fuse box, alarm key panel, radiator cover, wooden floor in hallway, carpet on stairwell.

GUEST W.C.:  
Extractor fan, W.C., W.H.B., floor tiles.

## UPSTAIRS ACCOMMODATION

BEDROOM 1: 3.57M X 3.32M

Light fitting, blind, fitted wardrobes, wooden floors.

ENSUITE: 1.70M X 1.63M

Light fitting, W.C., W.H.B., wall and floor tiles.

BEDROOM 2: 4.11M X 2.72M

Light fitting blind, fitted wardrobes, wooden floors.

BEDROOM 3: 2.52M X 2.15M

Light fitting, blind, wooden floor.

NEW RENOVATED AND UPGRADED BATHROOM: 2.54M X 1.88M

Light fitting, Floor to ceiling wall tiles, floor tiles, W.C., W.H.B., with vanity shower, large corner shower with a 'Mira Elite SE' shower, heated towel rail, under floor heating.

ATTIC CONVERSION: 5.31M X 4.12M

Recessed lights, carpet, wooden floor, 2 large 'Velux' windows, for extra light, side storage panels.



## FEATURES INTERNAL:

Electric car charger  
All carpets included in the sale  
All blinds included in sale

Joinery made staircase fitted with teak handrail & spindles

Property fully alarmed

Stunning and superb interior

Large extended designer fitted kitchen with a dining and living room area

Steel R.S.J used for roof support and floor suspension

New kitchen

Remodelled and new bathroom

Upgraded tiling and flooring

Large attic conversion

Super quilt insulation used at dwarf walls and rafters

50mm Extra thermal insulation plasterboard used at gable end walls

Walls and ceiling skimmed to smooth finish

Property alarm is monitored

## FEATURES EXTERNAL:

PVC triple glazed windows

Outside lights

Driveway to the front to accommodate two cars

Off street parking

Pretty front garden

Side gate

Maintenance free back garden

Small block shed useful for many uses subject to planning permission

Property located in a quiet cul de sac

Property overlooks a well kept green area

**TOTAL FLOOR AREA:** C. 137.52sqm / 1480sqft

**HOW OLD IS THE PROPERTY:** Built in 1996

**BACK GARDEN ORIENTATION:** North west facing

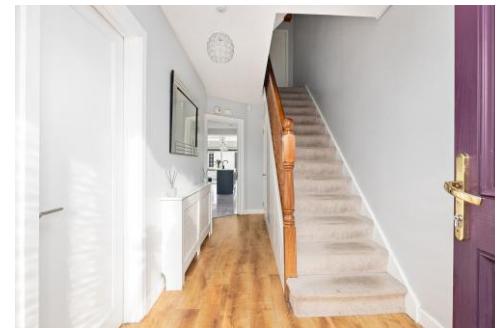
**BER RATING:** C2 - 179.24 kWh/m<sup>2</sup>/yr with the potential of a B1 as per BER report

**BER NUMBER:** 119106938

**SERVICES:** Mains water, mains sewerage.

**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**