

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

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



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
 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 superbinterior
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/m²/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**

