

**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**

**15 James Connolly Park, Dublin 22, Co. Dublin, D22 FP63.**



'Circle of Legends' & Award-Winning International RE/MAX Agent for over 22 years, Team Lorraine Mulligan of RE/MAX Results welcome you to No. 15 James Connolly Park, Dublin 22.

It is a bright and well-maintained three-bedroom terraced home, offering an excellent opportunity for buyers seeking a property with great potential to personalise and upgrade to their own taste. Neat, airy, and filled with natural light, this home provides a superb blank canvas in a well-established residential setting.

**Offers in Excess of €325,000**



Main Street, Celbridge, Co. Kildare  
 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](mailto:office@teamlorraine.ie)

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  
 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

**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**

## ACCOMMODATION

### DOWNSTAIRS ACCOMMODATION

**KITCHEN/DINING AREA:** 5.2m x 5.95m  
Light fitting, wall cabinets, tile splashback, tiled floor, oven hob, extractor fan, washing machine, fridge freezer, door leading to rear garden, Panama pine ceiling.

**LIVING ROOM:** 3m x 4m  
Spotlights, blind, radiator cover, floor tiles.

**HALLWAY:**  
Light fitting, floor tiles, carpet on the stairs.

### UPSTAIRS ACCOMMODATION

**LANDING:**  
Light fitting, hot press with jewel immersion, attic access.

**BEDROOM 1:** 4m x 2.7m  
Light fitting, radiator cover, wooden floor.

**BEDROOM 2:** 2.34m x 4m  
Light fitting, radiator cover, wooden floor.

**BEDROOM 3:** 2.61m x 2.56m  
Light fitting, radiator cover, wooden floor.

**BATHROOM:** 2.3m x 1.8m  
Light fitting, double shower, W.C., wash and basin, mirror, heated towel rail, wall and floor tiles.



### FEATURES INTERNAL:

Blinds in bedrooms included in the sale  
Upgraded bathroom  
New wooden flooring and carpet

### FEATURES EXTERNAL:

PVC double-glazed windows  
PVC fascia and soffits  
Maintenance-free exterior  
Raised flower beds  
Garden completely renovated: fully walled, artificial grass  
Outside lights

**QUARE FOOTAGE:** C.87.49sqm / C.945sqft

**HOW OLD IS THE PROPERTY:** uilt in C. 1960

**BACK GARDEN ORIENTATION:** North-West Facing

**DESIGNATED PARKING SPACE:** Off-street parking for two cars

**BER RATING:** D1 - 238.78 kWh/m<sup>2</sup>/yr

**BER NUMBER:** 118156561

**HEATING SYSTEM:** Gas-fired central heating

**SERVICES:** Mains water, mains sewerage

**HOUSE STATUS:** Owner occupied

**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**

