Team Lorraine Mulligan
RE/MAX Results
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TO MAKE AN APPOINTMENT

To organize a viewing or to place a bid on this property go to www.teamlorraine.ie or scan the QR code on the photograph section of this brochure.

DISCLAIMER
Notice to all parties viewing this brochure

1. This brochure is provided for general guidance only. Nothing in it forms or constitutes an offer, contract, or binding agreement, and none of its contents should be treated as a statement of fact upon which any party can rely.
2. Neither the Agent nor any member of staff has the authority to make representations or give warranties concerning this property on behalf of the vendor.
3. Every description, measurement, and reference to condition, permitted use, or occupation has been prepared in good faith and is believed accurate at the time of preparation. However, prospective buyers and tenants are advised to verify all such details independently through their own inspection or enquiries rather than relying on this brochure alone.
4. The Agent provides no warranty or covenant relating to the property. While familiar with its general appearance and layout, the Agent makes no claim to expertise regarding title or planning matters, and responsibility for confirming the sufficiency of such documentation rests entirely with the purchaser.
5. Confirmation of service availability — whether for current or intended use — is the responsibility of the purchaser. The Agent offers no guarantees or representations on this matter.
6. Boundaries, fences, hedges, walls, and ditches are not defined by either the vendor or the Agent, including any determination of party-structure status.
7. Should any conflict arise between the information in this brochure and the formal contract of sale, the contract of sale will take precedence.
8. References to "Vendor" and "Purchaser" throughout this brochure should be read as including "Lessor" and "Lessee," or "Landlord" and "Tenant," wherever the context applies.

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

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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421 Ballyfermot Road, Dublin 10, Co. Dublin, D10 XV24.



Offers in Excess of €398,000

BER C

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
Websites www.remax.ie www.teamlorrraine.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
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ACCOMMODATION

DOWNSTAIRS ACCOMMODATION

HALLWAY: 3.66M X 1.76M
Light fitting, under the stairs storage plumbed and wired with electrical sockets for a washing machine, wooden panelling, carpet on the stairwell.

KITCHEN AREA OVERLOOKING THE BACK GARDEN: 5.67M X 2.90M
Light fitting, stainless steel sink, area fully plumbed, 4 plate electric hob, extractor fan, oven, pocket doors leading to the kithchen/dining area, wooden floors, patio doors leading to back garden.

SITTING ROOM: 3.80M X 3.57M
Light fitting, blind, wood burning stove, wooden floor, pocket doors leading to the kithchen/dining area.

UPSTAIRS ACCOMMODATION

LANDING: 2.56M X 1.90M
Light fitting, access to the attic, carpet.

BEDROOM 1: 4.02M X 3.41M
Light fitting, blind, curtains, fitted wardrobes, wooden floor.

BEDROOM 2: 3.63M X 3.08M
Light fitting, black out blind, storage, wooden floor.

BEDROOM 3: 2.87M X 2.78M
Light fitting, blind, wooden floor, hot press behind fitted book shelf.

BATHROOM: 2.16M X 2.13M
Light fitting, W.C., W.H.B, with a vanity unit, large shower tray with an electric `TritonT90sr` shower, galss shower doors, heated towel rail, wall and floor tiles.











INTERNAL FEATURES
All carpets included in the sale
All blinds included in sale
All light fittings included in sale
All kitchen appliances are included as per description on this brochure
Full planning permission and architect`s drawings for a two-storey rear extension included in the sale (should the purchaser wish to proceed)
This home has massive potential

EXTERNAL FEATURES
Double-glazed windows
Outside lights
Outdoor electrical socket in the rear garden
Landscaped mature gardens
Property not overlooked at the rear
Prime location
Mature gardens with huge potential
Side entrance for bins and bicycles
Buidling potential to the back of this property subject of course to the relevant planning permission
Large sunny back garden
Ample off street parking to the front
Garden shed
Excellent and convenient location
Overlooking the People`s Park
Lovely and friendly neighbours
Fantastic community spirit
Walking distance to The Lawns Park, Ballyfermot Leisure Centre, swimming pool, playground and fitness centre
BusConnects services providing excellent access to Dublin City Centre

SQUARE FOOTAGE	C.80.50sqm
HOW OLD IS PROPERTY	Built in 1958
BACK GARDEN ORIENTATION	South west facing
BER RATING:	C - 220.12 kWh/m2/yr
BER NUMBER:	111832606

SERVICES Mains water and sewerage, natural gas central heating.

RENT POTENTIAL: €2,500/€3,000 per month

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**











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