***TO MAKE AN APPOINTMENT***

To organize a viewing or to place a bid on this property go to http://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**

# 12 Oldbridge Green, Lucan, Co. Dublin, K78 Y163.



Team Lorraine Mulligan, national and international award-winning agents with over 25 years` experience, are delighted to bring to market this very impressive three-bedroom semi-detached home with a double extension to the rear and an attic conversion, and all located in a safe cul-de-sac in the highly sought after development of `Oldbridge` in Lucan, Co. Dublin. The hard work has already been done.

## Offers in Excess of €525,000

BER B


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

Website: www.teamlorrraine.ie



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

Entrance Hall: 5.09m x 1.83m
Coving, Composite front door with frosted glazed panel and glazed side panel, wall-mounted alarm panel, heating controls, carpeted staircase with white painted spindles, dark timber handrail and a window on the return, radiator cover, under-stairs storage, glazed door to the kitchen, wooden flooring.

Guest WC:
Sloped ceiling under the stairs, window with frosted glass, vanity unit with inset wash hand basin, chrome mixer tap, close-coupled WC, wall shelf, brushed brass towel ring, tasteful patterned flooring.

Kitchen / Living / Dining: 7.61m x 5.19m
Vaulted ceiling with two `Velux` roof windows, recessed spotlights and three glass globe pendant lights over the island. high-level letter box window for extra lights, shaker-style wall, floor and tall kitchen units with cup handles with ample storage, Quartz worktops with matching island, integrated double oven, induction hob, extractor housed in a canopy, ecently replaced integrated dishwasher, integrated fridge/freezer, island unit in a contrasting dark finish with breakfast bar overhang and under-island drinks/wine fridge, undermount sink, grooved drainer and chrome swan-neck style boiling water tap, vertical column radiator, black-framed sliding patio doors open to the rear garden. Herringbone wooden flooring, glazed double doors leading to the sitting room.

Sitting Room: 4.78m x 3.50m
Coving with modern pendant light fitting, curtains, blinds, chimney breast with white painted fire surround, black hearth and inset wood burning stove, floating shelves in the alcove, glazed double doors lead to the kitchen/dining/living room.

Utility room/Storage Cupboard:
Wall-mounted boiler and shelving area fully plumbed.

## UPSTAIRS ACCOMMODATION

Bedroom 1: 3.86m x 3.03m
Light fitting, blind, curtains, fitted wardrobes, small storage cupboard door with moulded surround wooden floors.

En Suite: 2.13m x 1.72m
Light fitting, window with frosted glass, shower enclosure with glass sliding doors, shower tray and a `Triton T90sr` electric shower with handset, pedestal wash hand basin with pillar taps, wall-mounted mirror, close-coupled WC, wooden floors.

Bedroom 2: 3.23m x 2.35m
Light fitting, black out blind, fitted double wardrobe, wooden floors.

Bedroom 3: 3.49m x 3.06m
Blind, curtains, fitted double wardrobe, wooden floors.

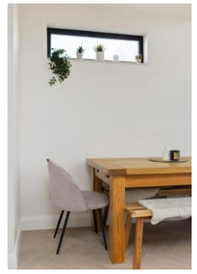
Remodelled Bathroom: 2.01m x 1.94m
Recessed spotlights, extractor fan, wooden panelling to dado height, walk-in shower with a glass screen, large-format wall tiles, a fluted tile feature wall, rainfall shower head, handheld shower, recessed shelf











niche with LED lighting and a linear drain, wall-hung WC with concealed cistern and flush plate, wall-hung vanity unit in a timber finish with two drawers, inset basin, black mixer tap, an arched, black-framed mirror, large-format floor tiles.

Landing: 3.59 x 1.71m
Light fitting, access to the attic conversion via a stairwell, hot press with an immersion, carpet.

Attic Conversion: 4.55m x 3.45
Recessed lights, `Velux` windows, side storage panels, wooden floor.

FEATURES INTERNAL:
- Double single storey rear extension
- Remodelled bathroom
- Wood burning stove
- Attic conversion
- Composite front door
- Stunning turnkey interior
- Generous sized bedrooms
- All blinds included in sale
- All curtains included in sale
- All light fittings included in sale
- All white goods as described under kitchen section
- Property fully alarmed
- Non-smokers house

FEATURES EXTERNAL:
- Double glazed windows
- Outside lights
- Outside tap
- Patio area
- Mature gardens
- Side gate
- Larger than normal side entrance suitable with development potential subject to planning permission
- Garden sheds x 2
- Off street parking for up to four cars
- Large Asphalt driveway

SQUARE FOOTAGE: 130.23sqm / 1401.78sqft as Ber report

HOW OLD IS THE PROPERTY: Built in C.2000

BER RATING: B – 131.48 kWh/m²/yr

BER NUMBER: 120098942

**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**









