Team Lorraine Mulligan
RE/MAX Results
• Award Winning • Dedicated • Experienced • Passionate

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.
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7. Should any conflict arise between the information in this brochure and the formal contract of sale, the contract of sale will take precedence.
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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

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2c Aylmer Road, Newcastle, Co. Dublin, D22 XH90.

`Circle of Legends` & National RE/MAX Award-winning agent, Team Lorraine Mulligan of RE/MAX Results welcomes you to this superb opportunity to purchase this fabulous 4 bedroomed family home with an attic conversion in the heart of Newcastle Village. This home boasts several upgrades including a gas boiler being only two years old allowing the BER to be an impressive B rating. On arrival you will note the generous sized garden giving parking for up to two cars.

Offers in Excess of €575,000

BER B

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
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DOWNSTAIRS ACCOMMODATION

HALLWAY: 3.66M X 1.76M
Light fitting, under the stairs storage wooden floor.

KITCHEN AREA OVERLOOKING THE BACK GARDEN L SHAPED: 6.78M X 5.8M
Light fitting, floor and wall solid oak, cabinetry, tiled splasback area, stainless steel sink, solid oak island, area fully plumbed, gas hob, electric double oven, extractor fan, integraged fridge freezer, integrated dishwasher, crystel desplay cabinet, french doors leading to garden area pocket doors leading to the kithchen/dining area, wooden floors, patio doors leading to back garden.

UTILITY ROOM: 1.62M X 1.82M
Light fitting, solid oadk wasll and base cabinets, tiled splachback area, stainless steel sink, area fully plumbed, floor covering, gas boiler.

SITTING ROOM: 4.38M X 3.85M
Light fitting, shutters, open feature fireplace with polished hearth, wooden floor.

GUEST W.C.
Light fitting, extgractor fan, ewall and floor tiles, W.H.B., W.C.

UPSTAIRS ACCOMMODATION

LANDING: 2.56M X 1.90M
Light fitting, shutters, hot press with shelving and duel immersion, access to the attic, wooden floor.

BEDROOM 1: 3.45M X 2.9M
Light fitting, shutters, fitted wardrobes, wooden floor.

ENSUITE:
Spot lights, extractor fan, wall and floor tiles, w.c., wash hand basin, shower cubicle wit hoverhead pumped shower.

BEDROOM 2: 3.65M X 2.05M
Light fitting, shutters, curtains, wooden floor fitted wardrobes.

BEDROOM 3 to the rear: 3.1M X 3.16M
Light fitting, shutters, fitted wardrobes, wooden floor.

BEDROOM 4 to the front: 2.39M X 2.49M
Light fitting, shutters fitted wardrobes, wooden floor.

BATHROOM: 1.69M X 2.28M
Spot lights, extractor fan, roof light, shaver light and socket, vanity unit with wah hand basin, w.c., bath.

ATTIC SPACE: 4.89M X 3.26M
Spotlights, velux windows, wooden floor, access to the eaves.

ENSUITE:
Spotlights, extractor fan, vanity unity, with whb, wash hand basin, w.c. shower cubicle with Triton T80xr, wall and floor tiles.

INTERNAL FEATURES
All blinds included in sale
All light fittings included in sale
All kitchen appliances are included as per description on this brochure
Kitchen furniture an addional option – Table chairs, and side board
Gas boiler upgraded 2 years ago
Attic conversion for addional storage space 2007

EXTERNAL FEATURES
PVC Double-glazed windows
PVC facia and soffits
Outside lights
Low maintenance gardens
Prime location in thevillage of Newcastle
Sunny back garden
Ample off street parking to the front
Excellent and convenient location
Lovely and friendly neighbours
Fantastic community spirit
Stell shed 2.88m x 6m

SQUARE FOOTAGE C.147.40sqm / 1586.60sqft

HOW OLD IS PROPERTY Built in 2006

BACK GARDEN ORIENTATION South facing

BER RATING: B – 145.03 kWh/m²/yr

BER NUMBER: 119701498

SERVICES Mains water and sewerage, natural gas central heating.

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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