

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

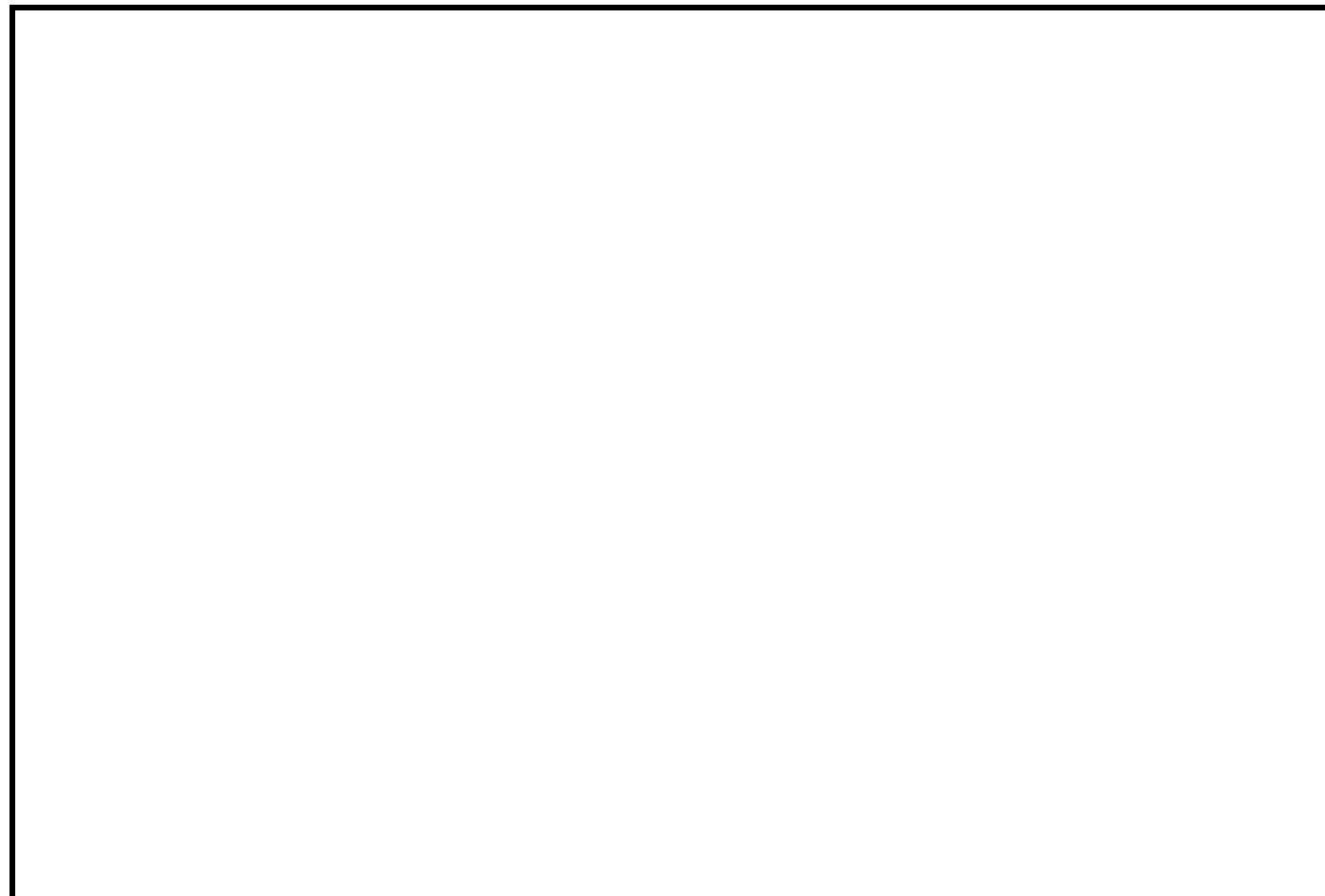
EMAIL: office@teamlorraine.ie
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Mobile No's: Lorraine 086 831 5305 / Lesley 0872540757 / Vikki 0879559499



Apt 72 The Square, Hazelhatch Park, Celbridge, Co. Kildare. W23 X6W7.



Award winning Auctioneering Team for over 21 years, Team Lorraine Mulligan of RE/MAX Results Celbridge and Lucan welcomes you to this spacious 2 bed roomed second floor apartment set in the heart of Celbridge. This home is owned by a professional couple and has been lovingly cared for by its current owners. Their sense of style and modern design makes this apartment the perfect purchase for any buyer. You just have to lay your hat.

Offers in Excess of €290,000



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 Tel: 01 6272770
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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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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

KITCHEN/DINING ROOM: 5.58m x 3.13m

Light fitting, high quality hand painted shaker kitchen, tiled splashback area, white resin sink, area fully plumbed, breakfast bar, fridge freezer, gas hob, electric oven, extractor fan, dishwasher, ceramic tiles, blinds, gas boiler.

SITTING ROOM: 3.67m x 3.95m

Coving, spotlights, wall sconces, feature electric fireplace, wooden floor, t.v. point, phone point, French double doors leading to balcony.

HALLWAY:

Panelling, spotlights, storage space, hot press and duel immersion, attic access with stira, wooden floor, phone point.

BEDROOM 1: 3.65m x 3.21m

Light fitting, fitted wardrobes, blind, wooden floor.

EN SUITE:

Light fitting, extractor fan, wall tiling, floor tiling, W.C., W.H.B., shower, heated towel rail, mirrored cabinet with lights.

BEDROOM 2: 3.21m x 3.6m

Light fitting, fitted wardrobes, blind, wooden floor.

BATHROOM: 2m x 1.98m

Light fitting, extractor fan, shaving light and socket, wall tiling, floor tiling, W.C., W.H.B., bath.

FEATURES INTERNAL:

All blinds included in sale

All light fittings included in sale

Selected white goods as per kitchen description included in the sale

Wired for alarm

FEATURES EXTERNAL:

PVC double glazed windows

PVC fascia & soffit

Outdoor socket on Balcony

Composite decking with astro grass on balcony

Outside light

Mature gardens within the complex

Raised flower beds within the complex

Property not overlooked

Over looking large green area

SQUARE FOOTAGE: 75sqm / 807 sqft

HOW OLD IS THE PROPERTY: C. 2005

MANAGEMENT FEES: €1869.00 PA

BALCONY ORIENTATION: Northwest facing

BER RATING: C1 - 162.62 kWh/m²/yr

BER NUMBER: 114523145

SERVICES: Mains water and mains sewerage

HEATING SYSTEM: Natural gas.

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
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**