

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
PRSA ID: 002196

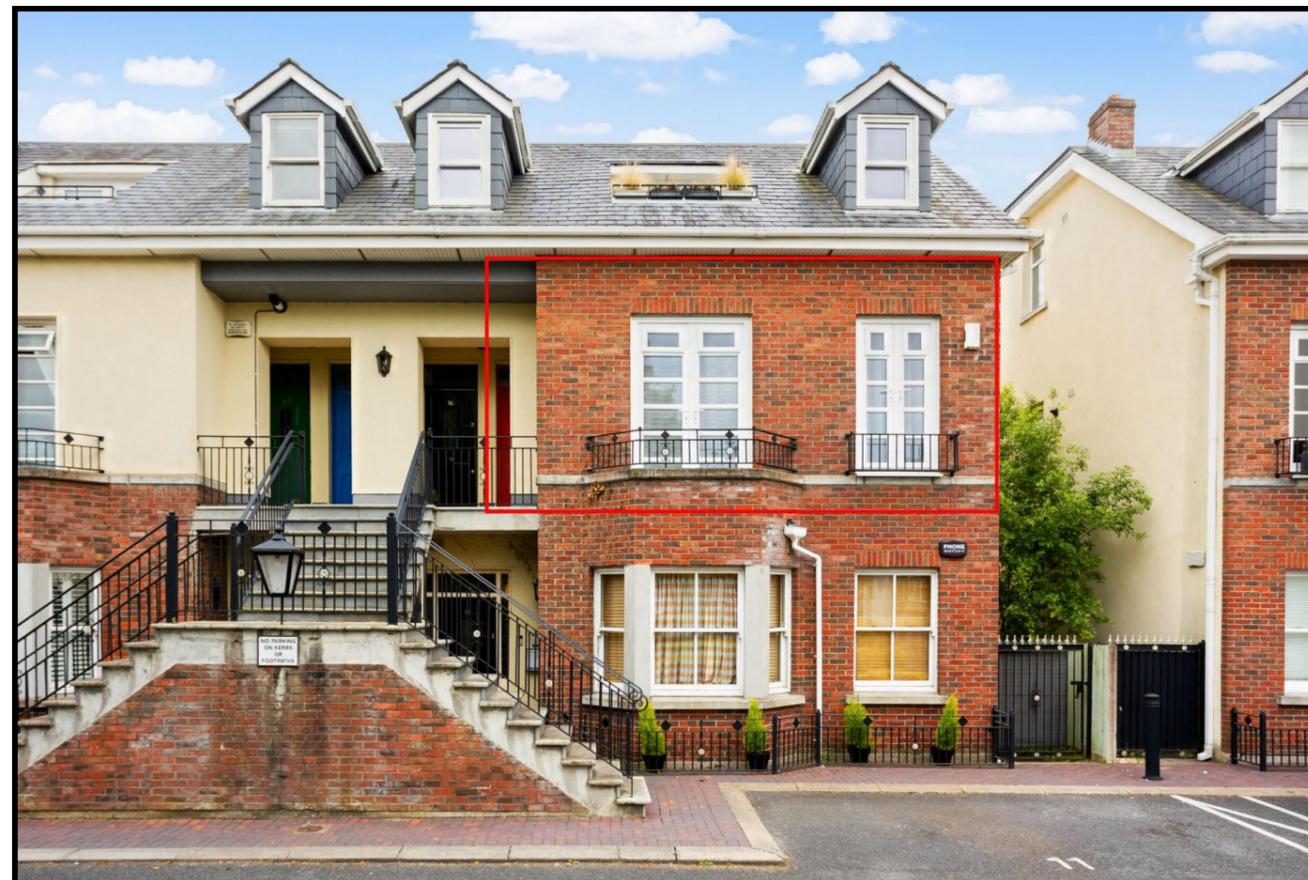
Office: 01 627 2770/ 01 628 3660

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

15 Anley Court, Lucan, Co. Dublin. K78 XY90.



'Opportunity Knocks But Once!' 'A Rare Opportunity in Lucan's Most Exclusive Address – 15 Anley Court'!

Internationally acclaimed and award-winning real estate agents for 22 years, Team Lorraine Mulligan of RE/MAX Results Lucan is proud to present this exceptionally luxurious, own-door, two-bedroom first-floor apartment located in the prestigious Anley Court, one of Lucan's most desirable and private developments, set in the heart of St. Mary's Parish.

Offers in Excess of €369,950



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.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

ACCOMMODATION

HALLWAY: 5.69M X 1.88M
Coving, light fitting, hot press with an immersion and storage, wall mounted shoe storage, wooden floor.

KITCHEN/: 4.42M X 2.661M
Light fittings, blind, wall mounted extractor fan, high-quality cream and neutral kitchen with wall and base units, stainless steel sink, area fully plumbed, 4 plate electric ceramic hob, extractor fan, double oven, integrated microwave, integrated fridge freezer, integrated dishwasher, floor tiles.

UTILITY ROOM: 2.8M X 1.73M
Light fitting, shelves, wall tiles, area fully plumbed, washing machine, floor tiles.

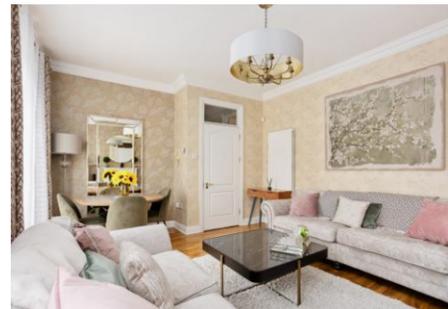
SITTING ROOM/ DINING ROOM: 5.11M X 3.92M
Coving, centre rose, light fitting, feature fireplace with an electric fire, curtains, wooden floor.

BEDROOM 1: 3.80M X 3.04M
Coving, light fitting, curtains, fitted wardrobes, wooden floor, French door leading to a private balcony that is not overlooked at the back.

ENSUITE: 2.66M X .80M
Light fitting, extractor fan, wall and floor tiling, W.C., W.H.B., with vanity unit, Rain shower head, also with a handheld shower.

BEDROOM 2: 3.78M X 3.46M
Coving, light fitting, curtains, fitted wardrobes, wooden floor.

BATHROOM: 2.35M x 1.73M
Light fittings, extractor fan, wall and floor tiling floor tiling, W.C., W.H.B., with vanity unit, bath, shower over bath also with a handheld shower, heated towel rail.



FEATURES INTERNAL:

All carpets included in the sale
All blinds included in sale
All light fixtures included in sale
All curtains included in the sale
Upgraded fitted kitchen
All white goods included in sale as listed under the kitchen section of the brochure
Washing machine also included in sale
Superb home with a brilliant address
`Turn key` condition
Apartment comes with its own front door
This property also enjoys the benefit of two double bedrooms and a utility room

FEATURES EXTERNAL:

PVC double glazed windows
Outside lights
Communal magnificent landscaped mature gardens and courtyard area
Balcony from the master bedroom
Visitor parking as well as one car spot allocation
Gated community
Excellent neighbours
Fantastic location
Opulent and desirable address

TOTAL FLOOR AREA: C. 69.68 sqm / C. 750 sqft

HOW OLD IS THE PROPERTY: C. Built in 1990s

BALCONY ORIENTATION: East facing

BER RATING: C1 (168.65kWh/m2/yr)

BER NUMBER: 108609702

SERVICES: Mains water & mains sewerage

HEATING SYSTEM: Gas fired central heating.

MANAGEMENT FEES: €1,650 per year

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**

