

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**

32 Louisa Park, Station Road, Leixlip, Co Kildare, W23 X016.



International Award winning Auctioneering Team for over 21 years, Team Lorraine Mulligan of RE/MAX Results welcomes you to this fabulous two bedroomed first floor apartment. This home spans 84 sqm excluding the balcony, making this home feel large and spacious. No 32 has been lovingly cared for by its current owners and is in excellent condition and includes a number of upgrades including wooden flooring and having been freshly painted and is sure to generate significant interest.

Offers in Excess of €265,000



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
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ACCOMMODATION

KITCHEN: 2.76m x 2.4m

Spotlights, high quality cherry shaker kitchen, tiled splashback area, stainless steel sink, area fully plumbed, integrated fridge freezer, integrated dishwasher, oven, hob, extractor fan, wooden floor.

UTILITY SPACE:

Light fitting, area fully plumbed, wooden floor hot press with immersion and shelving.

SITTING ROOM: (L shaped) 5.68m x 3.2m x 6m

Centre rose, curtains, door leading to balcony, wooden floor, t.v. point, phone point.

HALLWAY:

Light fitting, storage room, wooden floor.

BEDROOM 1: 4.98m x 2.69m

Light fitting, fitted wardrobes, curtains, wooden floor, t.v. point, phone point.

ENSUITE:

Light fitting, extractor fan, wall tiling, floor tiling, W.C., W.H.B., shower.

BEDROOM 2: 3.9m x 2.1m

Light fitting, blind, wooden floor.

BATHROOM: 1.73m x 2.78m

Spotlights, extractor fan, wall tiling, floor tiling, W.C., W.H.B., bath.



FEATURES INTERNAL:

All curtains included in the sale
Selected light fittings included in sale living room light fittings are not included

Property fully alarmed
Wooden flooring laid 2021
Freshly painted
Balcony decking upgraded 2024

FEATURES EXTERNAL:

PVC double glazed windows
PVC fascia & soffit
Maintenance free exterior
Outside light
Landscaped mature gardens in common areas
Property located in a quiet cul de sac
Property not overlooked

SQUARE FOOTAGE: 84sqm / 904sqft

HOW OLD IS THE PROPERTY: Built in C.2006

BALCONY ORIENTATION: South west

BER RATING: B3 - 135.7 kWh/m²/yr

BER NUMBER: 104489893

SERVICES: Mains water, mains sewerage.

HEATING SYSTEM: Electric storage heating.

MANAGEMENT FEES: €2400 pa.

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**

