

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**

8 The Square, Innwood, Enfield, Co. Meath. A83 X461.



Award winning International RE/MAX Agent, Team Lorraine Mulligan of RE/MAX Results welcomes you to this fantastic B3 energy rated, spacious and bright 3 bed duplex. This superb duplex has been freshly painted for sale and comes to the market in pristine condition. No. 8 is an end duplex and is therefore quieter, brighter and more private. It is conveniently located and overlooks a manicured area and enjoys ample car parking facilities. N

Offers in Excess of €285,000



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 Tel: 01 6272770
 Fax: 01 6272720

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 Tel: 01 6283660
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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
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ACCOMMODATION

ENTRANCE: 5.77m x 2.19m
Carpet, under the stair's storage.

GUEST W.C: 1.94m x 1.35m
Light fitting, extractor fan, W.C., W.H.B., wall tiles, floor tiles.

KITCHEN: 5.18m x 4.05m
Features a bay window, `Maple Shaker` style fitted kitchen with wall and base units, stainless steel sink, tiled splash back area, 4 plate electric hob, oven, fridge freezer, area fully plumbed, floor tiles.

UTILITY ROOM: 1.35m x 1.34m
Area fully plumbed, work top, gas boiler, floor tiles.

SITTING ROOM/DINING AREA: 6.47m x 5.79m
Wooden floors, sliding patio door leading to a spacious balcony area, TV point.

BALCONY: 2.84m x 1.68m

BEDROOM 1: 4.05m x 3.23m
Fitted wardrobes, wooden floors.

ENSUITE: 3.74m x 1.63m
Light fitting, shaving light, W.C., W.H.B., shower, wall and floor tiling.

BEDROOM 2: 3.96m x 2.58m
Fitted wardrobes, wooden floors.

BEDROOM 3: 3.12m x 2.98m
Fitted wardrobes, wooden floors.

BATHROOM: 2.26m x 1.98m
Light fitting, extractor fan, W.C., W.H.B., bath, shower over bath, wall and floor tiling.



FEATURES INTERNAL:

Stylish fitted Maple Shaker style fitted kitchen
Turnkey duplex
Freshly painted for sale
Excellent presentation

FEATURES EXTERNAL:

Double glazed windows
PVC fascia & soffit
Outside lights
Lots of communal parking and extra visitor parking
Property not overlooked to the back

SQUARE FOOTAGE: C.1,194sqft / C.111sqm.

HOW OLD IS THE PROPERTY: 20 Years Approx.

BACK GARDEN ORIENTATION: North facing balcony.

MANAGEMENT FEES: Approx €1,100 per year.

There is no rent cap on this property.

PARKING FACILITIES: Communal. Purchaser needs to register for parking discs via Mgmt company.

BER RATING: B3 - 126.77 kWh/m²/yr

BER NUMBER: 111511911

SERVICES: Mains water & mains sewerage.

HEATING SYSTEM: Gas fired central heating.

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**

