

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

60 The Paddocks, Oldtown Mill, Celbridge, Co. Kildare. W23 RK26.



Top Ten Selling REMAX agent for the last 21 years, Team Lorraine Mulligan of RE/MAX Results Celbridge & Lucan welcomes you to this immaculately presented and freshly painted very spacious first floor 2 bed apartment. There are two types of apartment styles in Oldtown Mill and this is the largest of apartment types.

Offers in Excess of €299,950



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
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ACCOMMODATION

SPACIOUS KITCHEN: 5.03M X 3.55M
Light fitting fitted kitchen with wall and base units, tiled splashback area, stainless steel sink, area fully plumbed, oven, 4 plate electric hob, extractor fan, ceramic tiles.

UTILITY ROOM: 1.89M X 1.73M
Light fitting, fitted units, area fully plumbed, ceramic tiles.

SPACIOUS SITTING ROOM: 5.77M X 3.59M
Dual aspect allowing lots of natural light, light fitting, feature mock fireplace, wooden floor, t.v. point, French double doors leading to a sunny west facing balcony.

T SHAPED HALLWAY:
Light fitting, hot press with an immersion, wooden floor, access to a large attic.

BEDROOM 1: 3.77M X 3.15M
Light fitting, fitted wardrobes, wooden floor, French door leading to a gorgeous balcony.

ENSUITE: 1.99M X 1.34M
Light fitting, extractor fan, wall tiling, floor tiling, W.C., W.H.B., shower.

BEDROOM 2: 3.76M X 2.47M
Light fitting, fitted wardrobes, wooden floor.

BATHROOM: 2.86M X 1.71M
Light fitting, wall tiling, floor tiling, W.C., W.H.B., shower, electric `Triton` shower over bath.



FEATURES INTERNAL:

All light fittings included in sale
Property freshly painted for sale
Very spacious 2 bed apt
Apt has a utility room
Two of the bedrooms are double rooms with the master bedroom being ensuite
Only 6 apts in each block (2 floors x 4 apts)

FEATURES EXTERNAL:

PVC double glazed windows
PVC fascia & soffit
Maintenance free exterior
Outside lights
Communal hall
Property not overlooked to the rear
Apartment has two balconies that capture the east and west facing sun
Fabulous location

SQUARE FOOTAGE: C. 947 sq ft. (C. 88sqm)

HOW OLD IS THE PROPERTY: Under 25 years old

YEARLY MANAGEMENT SERVICE CHARGE:
01 January 2024 - 31 December 2024 is €1,758.00

BACK GARDEN ORIENTATION: East Facing from the master bedroom and a west facing balcony in the sitting room/dining room.

BER RATING: C2 (199.26 kWh/m2/yr)

BER NUMBER: 108249509

SERVICES: Mains water, mains sewerage.

HEATING SYSTEM: Electric storage 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**

