

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**

63 The Square, Hazelhatch Park, Celbridge, Co. Kildare. W23 KF57.



Award-winning International REMAX Agent for the last 21 years, Team Lorraine Mulligan of RE/MAX Results welcomes you to this simply stunning and extremely spacious 2-bedroom ground floor apartment spanning to a spacious C.801sq ft/C.74.47sqm approx. with a beautiful patio area that overlooks an impressive large, manicured courtyard and open green area. This is, without doubt, one of the best style apartments one can purchase in Celbridge in terms of size, layout and convenience to everything.

Offers in Excess of €285,000



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
 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

KITCHEN/DINING AREA: 5.15M X 3.14M

Spotlights, shaker style kitchen with brushed chrome handles, wall and base units, stainless steel sink, wall tiles, four plate electric hob, extractor fan, , integrated dishwasher, integrated fridge freezer, gas boiler, ceramic tiles, blinds. double doors leading to the sitting room, blinds.

SITTING ROOM: 4.07M X 4.00M

Coving, recessed lights, feature style fireplace, wooden floors, French double doors leading to garden area, blinds, TV point.

HALLWAY:

Coving, recessed lighting, alarm key panel, fuse box, wooden floors, hot press with an immersion.

BEDROOM 1: 3.12M X 3.16M

Light fitting, fitted wardrobes, blinds, wooden floor, t.v and telephone point.

ENSUITE: (Newly remodelled) 2.05M X 1.34M

Light fitting, extractor fan, W.C., W.H.B., vanity unit, glass shower door, shower.

BEDROOM 2: 3.54M X 2.70M

Light fitting, fitted wardrobes, blinds, wooden floor.

BATHROOM: (Newly remodelled) 2.06M X 1.96M

Recessed lights., wall tiling, floor tiling, W.C., W.H.B., vanity unit, bath, shower over bath.



FEATURES INTERNAL:

All light fittings included in the sale
All blinds included in the sale
Oven, hob, extractor fan, dishwasher, washing machine and fridge freezer included in sale.
Remodelled bathroom and ensuite

FEATURES EXTERNAL:

PVC double glazed windows
PVC fascia & soffit
Maintenance free exterior
Outside lights
Landscaped mature gardens.

SQUARE FOOTAGE: A spacious C.801sq ft/C.74.47sqm approx

YEAR BUILT: 2005

SERVICES: Mains water, mains sewerage.

HEATING SYSTEM: Natural gas.

BER CERT: C1 (169.04kWh/m2/yr with an A3 potential as per BER report.

BER NUMBER: 117962951

MONTHLY RENTAL POTENTIAL: €1,800/€2,000 per month approx

MANAGEMENT FEE PER YEAR: €1,668 (this figure also includes your bins)
The bin area is to the right of this apt block as you approach this apartment)

PARKING: 1 Parking spaces available (No. 26). There are plenty of overflow visitor car parking spaces available. These car parking spaces are recognizable with the letter `V`.

THE ABOVE PARTICULARS ARE ISSUED BY LORRAINE MULLIGAN LTD AND RE/MAX RESULTS 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.

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**

