

**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](http://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](mailto: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](mailto: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](http://teamlorraine.ie), [myhome.ie](http://myhome.ie) and [daft.ie](http://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](mailto:office@teamlorraine.ie)**  
**PRSA ID: 002196**

**Office: 01 627 2770/ 01 628 3660**

**Mobile No's: Lorraine 086 831 5305 / Lesley 0872540757 / Vikki 0879559499**

**22 The Square, Innwood, Enfield, Co. Meath. A83 XH77.**

Award winning International RE/MAX Agent, Team Lorraine Mulligan of RE/MAX Results welcomes you to this superb 2 bed own door ground floor apartment! This very pleasant apartment has been freshly painted for sale, enjoys brand new carpets in the two double bedrooms and comes to the market in excellent condition. No. 22 is a mid-terrace apartment and is therefore warmer and safer. This property is conveniently located in the very pleasant development of 'Innwood'.

**Offers in Excess of €210,000**



**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**

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Unit 2, 11 Lower Main Street, Lucan, Co. Dublin  
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Email: [office@teamlorraine.ie](mailto:office@teamlorraine.ie)

Websites [www.remax.ie](http://www.remax.ie) [www.teamlorraine.ie](http://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

### ENTRANCE PORCH:

Light fitting, alarm key panel, floor tiles. gas boiler.

### KITCHEN/DINING AREA/SITTING ROOM: (OPEN PLAN)

KITCHEN AREA: 3.02m x 2.57m

Light fitting, `Maple Shaker` style fitted kitchen with wall and base units, stainless steel sink, extractor fan, 4 plate electric hob, oven, fridge freezer, area fully plumbed, dishwasher, washing machine, wall tiles and floor tiles.

SITTING ROOM/DINING AREA: 4.48m x 3.97m

Coving, light fitting, curtains, wooden floors, storage press, TV point.

HALLWAY: 2.26m x 1.00m

Light fitting, wooden floors, hot press with an immersion.

BEDROOM 1: 4.52m x 2.57m

Light fitting, curtains, fitted wardrobes, French door leading to the back communal garden area, t.v. point and phone point, carpet.

BEDROOM 2: 3.11m x 2.49m

Light fitting, curtains, fitted wardrobes, carpet.

BATHROOM: (L Shaped) 2.49m x 1.68m

Light fitting, shaving light, extractor fan, W.C., W.H.B., bath, shower over bath, glass shower door, wall and floor tiling.

### FEATURES INTERNAL:

Stylish fitted Maple Shaker style fitted kitchen  
All electrical appliances as listed under the household section  
All light fittings included in sale  
All curtains included in sale  
Turnkey apartment  
Excellent condition  
Freshly painted for sale  
Brand new carpets in the two double bedrooms  
Enjoys vacant possession. A fast closing is possible once all contracts are signed and the sale closes.

### 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.731sqft / C.68sqm.

HOW OLD IS THE PROPERTY: 20 Years Approx.

BACK GARDEN ORIENTATION: West facing.

MANAGEMENT FEES: Approx €1,064 per year.

PREVIOUS RENT: €1,300

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

BER RATING: C1 - 155.84 kWh/m<sup>2</sup>/yr

BER NUMBER: 118136431

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**