

**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**

**12 Willow Close, Primrose Gate, Celbridge, Co. Kildare. W23 F59W.**



'Circle of Legends' & Award-Winning International RE/MAX Agent for over 22 years, Team Lorraine Mulligan of RE/MAX Results proudly presents this superb 2-bedroom apartment located in the highly sought-after and beautifully maintained development of Primrose Gate, Celbridge.

**Offers in Excess of €295,000**



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](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

**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**



**ACCOMMODATION**

**KITCHEN/ LIVING ROOM:** 5.6m x 5.37m  
Light fitting, wellness shaker cabinets, tiled splashback area, stainless steel sink, area fully plumbed, washing machine, dishwasher, fridge freezer, extractor fan, oven, hob, microwave, floor tiling, wooden floor, blinds, storage area, sliding door to balcony.

**HALL:**  
Light fitting, wooden floor, hot press with immersion, storage area.

**BEDROOM 1:** 3.58m x 3.58m  
Light fitting, blind, wooden floor, fitted wardrobes.

**BEDROOM 2:** 2.31m x 3.10m  
Light fitting, blinds, curtains, carpet, fitted wardrobes, sliding door to balcony.

**BATHROOM:** 2.38m x 1.75m  
Light fitting, extractor fan, shaving light and socket, wall tiles, floor tiles, bath, shower, wash hand basin, WC.



**FEATURES INTERNAL:**  
All blinds included in the sale  
All light fittings included in the sale  
Kitchen bright and airy  
Kitchen appliances as per kitchen description included in the sale  
Selected furniture included in the sale

**FEATURES EXTERNAL:**  
Located in the highly sought-after Primrose Gate development  
Well-maintained communal gardens and landscaped green areas  
Designated parking space with additional visitor parking available  
Quiet, mature residential block with excellent management  
Attractive red-brick façade typical of Primrose Gate design  
Secure communal entrance

**SQUARE FOOTAGE:** C. 67sqm / 721.18 sqft

**HOW OLD IS THE PROPERTY:** Built in C. 2008

**BALCONY ORIENTATION:** South West

**BER RATING:** B3 - 148.93 kWh/m²/yr

**BER NUMBER:** 107383093

**EMISSIONS INDICATOR:** 26.96 kgCO2 /m²/yr

**SERVICES:** Mains water, Mains sewage

**HEATING SYSTEM:** Gas fired central heating

**HOUSE STATUS:** Vacant

**RENTAL INCOME:** €1350 per month

**DATE RENT SET:** 2021

**MANAGEMENT FEES:** €1358.00 pa

**DISCLAIMER:** All information above is compiled from publicly available sources (estate agent brochures, development websites, transport info etc.) and is believed to be accurate at time of writing. Prospective buyers should verify details (travel times, services, local amenities, etc.) independently.

**RE/MAX NATIONAL TOP SELLING & LETTING AGENT**  
**2024, 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**

