

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**

27 The View, Saint Wolstan`s Abbey, Celbridge, Co. Kildare. W23 H63V.



Award-Winning International RE/MAX Agent, Team Lorraine Mulligan of RE/MAX Results is delighted to present No. 27 The View, Wolstan`s Abbey, Celbridge, Co. Kildare. This superb two-bedroom apartment is presented in excellent condition throughout and enjoys a highly sought-after position overlooking a beautifully maintained green area. Situated within the prestigious Wolstan Abbey development, this bright and spacious home offers the perfect blend of comfort, convenience, and privacy.

Offers in Excess of €280,000



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 Tel: 01 6272770
 Fax: 01 6272720

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 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
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 VAT No. IE 9669142H Registered in Ireland No: 446829 PSRA Licence No: 002196

ACCOMMODATION

HALLWAY:

Light fitting, wooden flooring, hot press with dual immersion, storage area, gas boiler.

OPEN PLAN KITCHEN / LIVING AREA: 5.60m x 4.88m

Light fittings, coving, cream fitted kitchen with wall and floor units, tiled splashback area, stainless steel sink, electric oven, hob, extractor fan, washing machine, fridge freezer, microwave, wooden flooring, feature electric fire with surround and open hearth, blinds.

BEDROOM 1: 2.91m x 3.50m

Light fitting, blinds, wooden flooring, fitted wardrobes.

BEDROOM 2: 2.51m x 3.49m

Light fitting, blinds, wooden flooring, fitted wardrobe.

MAIN BATHROOM: 1.68m x 2.37m

Light fitting, wall tiling, W.C., wash hand basin, bath with overhead shower, extractor fan, shaving light and socket.

FEATURES INTERNAL:

Bright and spacious open-plan living accommodation
All light fittings included in sale
All blinds included in sale
All electrical appliances included as per kitchen description
Feature electric fireplace
Gas boiler
Hot press with dual immersion
Wooden flooring throughout living areas and bedrooms
Excellent condition throughout

FEATURES EXTERNAL:

Professionally managed development
Beautifully maintained landscaped communal gardens
Raised flower beds and mature planting
One designated parking space
Communal parking
Visitor parking permit €12 per annum
Maintenance-free exterior
Overlooking a green area
Quiet and peaceful location
Excellent neighbours

HOW OLD IS THE PROPERTY: Built in C. 2004

SQUARE FOOTAGE: 55.52sqm / 597.61sqft

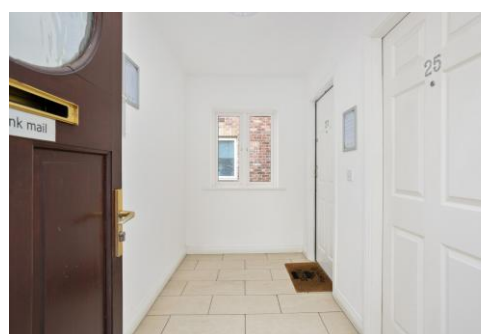
PARKING SPACE: 1

BER RATING: C1 - 171.92 kWh/m²/yr

BER NUMBER: 119443158

HEATING SYSTEM: Gas central heating

SERVICES: Mains water, mains sewerage



HOUSE STATUS: Owner occupied

Dublin City Centre and beyond.

SHOPPING

Residents enjoy close proximity to Celbridge Village, which offers an excellent range of supermarkets, cafés, restaurants, pharmacies, boutiques, and everyday conveniences. Nearby shopping facilities include Tesco, Aldi, Lidl, SuperValu, and several retail parks.

EDUCATION

Celbridge is home to a number of highly regarded primary and secondary schools, making this location particularly attractive to families. Maynooth University is also within easy reach.

HEALTHCARE

The area is well served by local medical centres, dental practices, pharmacies, and healthcare facilities. Major hospitals including Naas General Hospital and Connolly Hospital Blanchardstown are easily accessible.

RECREATION AND LEISURE

Residents can enjoy numerous parks, walking trails, sporting facilities, golf clubs, and leisure amenities nearby. The historic grounds of Castletown House are within easy reach and provide wonderful opportunities for outdoor recreation.

DINING AND ENTERTAINMENT

Celbridge offers an excellent selection of cafés, restaurants, pubs, and social venues catering to a wide variety of tastes. The area enjoys a vibrant community atmosphere with numerous local events and activities throughout the year.

SUMMARY

No. 27 The View, Wolstan's Abbey presents an outstanding opportunity to acquire a beautifully maintained own-door apartment in one of Celbridge's most desirable developments. Offering spacious accommodation, excellent management, attractive surroundings, and superb convenience to all local amenities, this property is sure to appeal to a wide range of purchasers.

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
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**

