

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

12 An Crocan, Clane, Co. Kildare. W91TW64.



'Circle of Legends' and award winning International REMAX Agent for over 23 years, Team Lorraine Mulligan of RE/MAX Results proudly welcomes you to No. 12 An Crocan, Clane, Co. Kildare. This is a super cozy and safe first floor 2 bedroom apartment, ideally located in the peaceful and highly sought-after 'An Crocan' development.

Offers in Excess of €249,950



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

Main Street, Celbridge, Co. Kildare
 Tel: 01 6272770
 Fax: 01 6272720

Unit 2, 11 Lower Main Street, Lucan, Co. Dublin
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 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/LIVING SPACE: 5.33m x 4.6m

Light fitting, cream fitted kitchen with tiled splashback area with wall and base units, stainless steel sink, area fully plumbed, worktop, oven, 4 plate electric hob, extractor fan, fridge freezer, washing machine, crystal display cabinet, wine rack, floor tiles in the kitchen area, wooden floors in dining and sitting room area, dado rail, wooden panelling, feature display fireplace, window seats with cushions, Roman blinds.

HALL: 3.55m x 2.28m

Light fitting, intercom system, dado rail, storage closet, hot press with an immersion, access to the attic, wooden floor.

BEDROOM 1: 3.41m x 2.99m

Light fitting, Roman blind, fitted wardrobes, carpet.

BEDROOM 2: 3.41m x 2.27m

Light fitting, Roman blind, fitted wardrobes, carpet.

BATHROOM: 2.25m x 1.67m

Light fitting, shaving light, W.C., W.H.B., extractor fan, wall mounted blow heater, electric `Triton T80z` shower over bath, floor tiles, wall tiles.



FEATURES INTERNAL:

All light fittings included in sale
All blinds included in the sale
New expensive Roman blinds with matching window seat fabric

All kitchen appliances as per brochure are included in the sale
Turnkey apartment in beautiful condition
Freshly painted for sale
New wooden floors
New carpets in the two bedrooms

FEATURES EXTERNAL:

PVC double-glazed windows
Communal garden area
Parking available
Fabulous location and walking distance of the delightful village of Clane
Gated community

SQUARE FOOTAGE: C. 60.72sqm / C. 653.58sqft

HOW OLD IS THE PROPERTY: Built in 2005

PREVIOUS RENT CHARGED: €985 per month

PREVIOUS RENT SET: 28th of January 2023

MANAGEMENT FEES: €1,229.35

PARKING: 1.5 spaces per 24 units, ample parking available

BACK GARDEN ORIENTATION: West

BER RATING: -C3 202.12kWh/m²/yr with a potential to upgrade to

BER NUMBER: 118682350

SERVICES: Mains water, mains sewerage

HEATING SYSTEM: 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**

