

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

33 The Court, Oldtown Mill, Celbridge, Co. Kildare. W23 RF24.



Award winning International REMAX Agent, Team Lorraine Mulligan of RE/MAX Results welcomes you to this simply stunning, spacious and bright 2-bedroom first floor apartment spanning to C. 804sqft/C. 74.74sqm with two sunny balconies that overlook impressive manicured green areas. This is the perfect property for a first-time buyer, a professional couple or an excellent property for any investor looking for a strong rental yield.

Offers in Excess of €298,000



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

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/DINING AREA/LIVING ROOM: 6.22M X 5.44M
Light fitting, quality fitted kitchen with wall and base units, wall tiles, stainless steel sink, area fully plumbed, oven, hob, extractor fan, ceramic tiles, blind, 2 balconies, wooden floor.

UTILITY ROOM: 1.76M X 1.55M
Light fitting, fitted units, area fully plumbed, wall tiles, ceramic tiles.

HALLWAY: 6.49M X 1.07m
Light fitting, storage, wooden floor, hot press with an immersion and shelving, smoke alarm, alarm key panel, access to attic.

BEDROOM 1: 3.38M X 3.55M
Light fitting, fitted wardrobes, blinds, carpet.

BEDROOM 2: 3.96M X 2.84M
Light fitting, fitted wardrobes, blinds, carpet.

BATHROOM: 2.55M X 1.71M
Light fitting, extractor fan, wall tiling, W.C., W.H.B., bathroom cabinet, bath, rain shower head over bath.



FEATURES INTERNAL:
All carpets included in the sale
All blinds included in sale
All light fittings included in sale
Oven, hob, and extractor fan included in sale
New floors across sitting room, kitchen and hall as well as new skirting boards (2023)
Newly painted kitchen and replaced handles (2024)
-New 'Home Secure' alarm (2024)
Recessed shelf and integrated TV brackets above the fire place to give the TV a flush appearance whilst also creating more floor space in the living room area.

FEATURES EXTERNAL:
PVC double glazed windows
PVC fascia & soffit
Maintenance free exterior
Outside lights
This property enjoys both stairwell and elevator access also
Landscaped mature gardens
Raised flower beds

SQUARE FOOTAGE: C.804sq ft/C.74.74sqm approx

HOW OLD IS THE PROPERTY: C. 2004

SERVICES: Mains water, mains sewerage

HEATING SYSTEM: Electric storage heating

BER RATING: C3 - 207.89 kWh/m²/yr

BER NUMBER: 107897886

MPRN NUMBER: 1001884456

MANAGEMENT FEE PER YEAR: €2,100 per year approx

MONTHLY POTENTIAL RENT: €2,000 per month approx

PARKING FACILITIES: Ample parking available on a first come, first serve basis.

THE ABOVE PARTICULARS ARE ISSUED BY TEAM LORRAINE MULLIGAN 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
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**

