

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**

116 Oldtown Woods, Celbridge, Co. Kildare. W23 E9XP.



'Circle of Legends' & Award-Winning International RE/MAX Agent for over 22 years, Team Lorraine Mulligan of RE/MAX Results is proud to present No. 116 Oldtown Woods, a superb one-bedroom first-floor apartment in pristine, turn-key condition. Built just three years ago and boasting an impressive A2 BER rating, this stylish home offers exceptional energy efficiency combined with contemporary comfort.

Offers in Excess of €310,000



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

ACCOMMODATION

KITCHEN/DINING/LIVING ROOM:

5.57m x 6.31m

Light fittings, spot lights, ceiling high painted fitted kitchen with ample wall and base units, tiled splashback, quartz work tops, 4 plate electric hob, oven, extractor fan, integrated fridge/freezer, stainless steel sink, area fully plumbed, island unit, thermal blinds, wooden floor.

UTILITY SPACE:

Light fitting, shelving, area fully plumbed, washing machine, dryer, wooden floor, heating system.

HALLWAY:

Light fitting, wooden floors, shelving, radiator cabinet, alarm pad.

BEDROOM 1:

3.85m x 3.50m

Light fitting, walk-in wardrobe with additional storage, blinds, electric blinds, curtains, carpet, feature wall wallpapered.

BATHROOM:

2.44m x 3.44m

Light fitting, extractor fan, socket, wall tiling, floor tiling, W.C., double W.H.B. and vanity, bath with a mixer set, shower over bath, glass shower door, heated towel rail.



FEATURES INTERNAL:

All curtains & carpets included in the sale

All blinds included in sale

All light fittings included in sale

Brand new carpets upstairs

Property fully alarmed

Modern apartment equipped with smart home technology, smart sockets and bulbs, all controllable via phone and Google Nest.

Features include a smart washing machine, dryer, robot Hoover, and an integrated alarm system

All kitchen appliances included in sale as listed under the kitchen section

Option for all furniture to be included in the sale

Spacious living room with high ceilings and abundant natural light from large windows.

The open layout creates a bright and welcoming atmosphere"

FEATURES EXTERNAL:

PVC double-glazed windows

Maintenance-free exterior

Outside light

Landscaped mature grounds

Side gate leading to parking and storage area

SQUARE FOOTAGE: C. 64 sqm / 688.89 sqft

HOW OLD IS THE PROPERTY: Built in C. 2023

BER RATING: A2 - 45.57 kWh/m²/yr

BER NUMBER: 116039710

Co2 EMISSIONS INDICATOR: 45.57 kWh/m²/yr

SERVICES: Mains water and mains sewerage.

HEATING SYSTEM: Air-to-water heating system.

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**

