• Award Winning • Dedicated • Experienced • Passionate

TO MAKE AN APPOINTMENT

To organize a viewing or to place a bid on this property go to http://www.teamlorraine.ie or scan the QR code on the photograph section of this brochure.

DISCLAIMER

Notice to all parties viewing this brochure

1. This brochure is provided for general guidance only. Nothing in it forms or constitutes an offer, contract, or binding agreement, and none of its contents should be treated as a statement of fact upon which any party can rely.
2. Neither the Agent nor any member of staff has the authority to make representations or give warranties concerning this property on behalf of the vendor.
3. Every description, measurement, and reference to condition, permitted use, or occupation has been prepared in good faith and is believed accurate at the time of preparation. However, prospective buyers and tenants are advised to verify all such details independently through their own inspection or enquiries rather than relying on this brochure alone.
4. The Agent provides no warranty or covenant relating to the property. While familiar with its general appearance and layout, the Agent makes no claim to expertise regarding title or planning matters, and responsibility for confirming the sufficiency of such documentation rests entirely with the purchaser.
5. Confirmation of service availability — whether for current or intended use — is the responsibility of the purchaser. The Agent offers no guarantees or representations on this matter.
6. Boundaries, fences, hedges, walls, and ditches are not defined by either the vendor or the Agent, including any determination of party-structure status.
7. Should any conflict arise between the information in this brochure and the formal contract of sale, the contract of sale will take precedence.
8. References to "Vendor" and "Purchaser" throughout this brochure should be read as including "Lessor" and "Lessee," or "Landlord" and "Tenant," wherever the context applies.

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.

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Apt 26, Beech Park Wood, Easton Road, Leixlip, Co. Kildare, W23 VP71.



Nationally and Internationally award winning team, Team Lorraine Mulligan welcomes you to this stunning, warm and cozy `BER B rated` bright, comfortable and spacious first floor owner occupied 2 bed apartment with a delightful balcony. This magnificent apartment comes to the market in exceptional condition and No. 26 can be found in immaculate and in pristine condition. This super residence feels as good as new.

Offers in Excess of €310,000

BER B2

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
Tel: 01 6283660
Fax: 01 6272720

Email: office@teamlorraine.ie
Websites www.remax.ie www.teamlorrraine.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 /SITTING ROOM AREA: 7.88M X 3.70M
Recessed lights, Cherrywood style high quality fitted kitchen with wall and base units, Retro` tiled splashback area, stainless steel sink, work top area, area fully plumbed, integrated fridge freezer, integrated dishwasher (brand new), oven, 4 plate electric hob, cupboard with a gas boiler, French door leading to the balcony area, wooden floor.

HALLWAY: L SHAPED
Light fitting, wooden panelling, alarm keypad, storage, hot press with an immersion, wooden floor.

BEDROOM 1: 5.26M X 3.67M
Light fitting, wooden panelling, fitted wardrobes, Roman blind, wooden floor.

ENSUITE: 2.28M X 1.54M
Light fitting, extractor fan, wall tiling, floor tiling, W.C., W.H.B., corner shower unit with glass shower doors.

BEDROOM 2: 3.85M X 2.61M
Light fitting, Roman blind, fitted wardrobes, wooden floor.

BATHROOM: 2.27M X 2.26M
Light fitting, extractor fan, wall tiling, floor tiling, W.C., W.H.B., shower over bath.











FEATURES INTERNAL:
- Owner occupier
- Mint condition
- Wooden panelling in the hallway and bedroom 1
- All light fittings and blinds included in sale
- All kitchen appliances listed in kitchen section of this brochure included in sale
- Delightful balcony off living accommodation
- 2 spacious double bedrooms
- Master bedroom has an ensuite

FEATURES EXTERNAL:
- Safe and secure area
- Property located near the entrance of the estate for convenient and fast accessibility
- Mature and manicured communal area
- Delightful balcony
- Ample communal parking

SQUARE FOOTAGE: C. 76sqm

HOW OLD IS THE PROPERTY? Built 2008

BER RATING: B2 – 113.93 kWh/m²/yr (You can apply for the Green Energy Mortgage which makes your monthly repayments cheaper)

BER NUMBER: 109810515

SERVICES: Mains water and mains sewerage

HEATING SYSTEM: Natural gas.

MANAGEMENT FEE: €1,490 per year

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**











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