

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

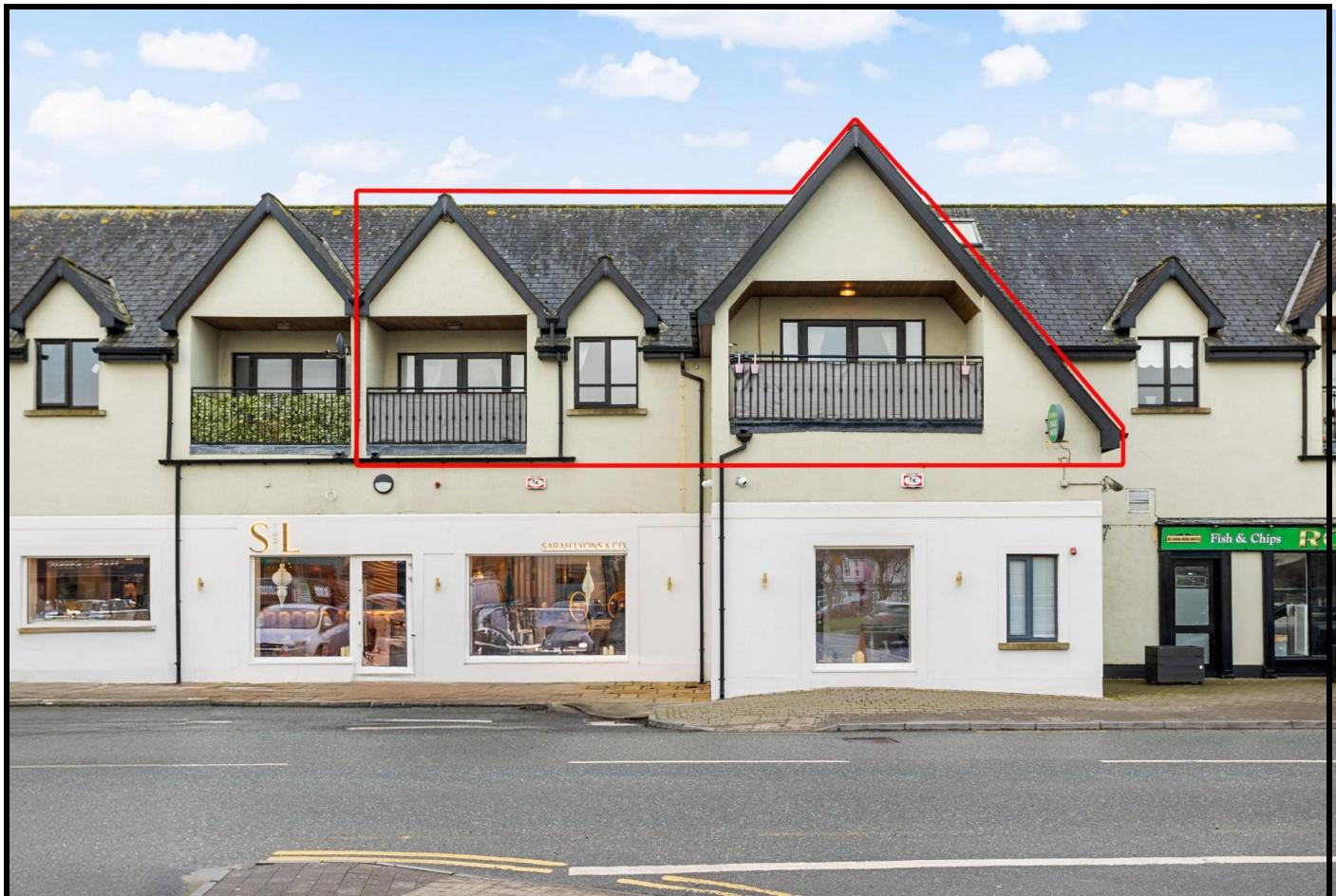
Office: 01 627 2770/ 01 628 3660

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

Apt 3 Dangan Bridge Apartments, Summerhill, Co. Meath. A83NX01.



Award winning Auctioneering Team for the last 23 years, Team Lorraine Mulligan of RE/MAX Results, welcomes you to this stunning opportunity to own an impressive and spacious two-bedroom top floor apartment with two balconies situated in the heart of Summerhill, a charming and vibrant town in County Meath that has really blossomed in the last two years.

Offers in Excess of €249,950



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

OPEN PLAN KITCHEN:

3.53M X 2.53M

Light fitting, elegant white cabinetry with brass hardware, with wall and floor units, generous countertop workspace, 4 plate ceramic hob, extractor fan, oven, integrated dishwasher, wooden floor.



DINING AREA/SITTING ROOM:

7.13M X 4.05M

Light fitting, curtains, wooden floors, TV point, French doors leading to the balcony area.



HALLWAY (L Shaped):

Light fitting, hot press with an immersion, storage press, wooden floor.



BEDROOM 1:

3.87M X 3.09M

Light fitting, curtains, fitted wardrobes wooden floor.



REMODELLED AND UPGRADED ENSUITE:

2.32M X 1.44M

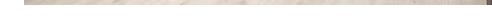
Light fitting, extractor fan, designer upgraded sanitary ware, W. C., W. H. B, power shower, wall in shower, stunning wall and floor tiles.



BEDROOM 2:

3.19M X 2.88M

Light fitting, curtains, fitted wardrobe, wooden floor.



BATHROOM:

2.88M X 2.36M

Light fitting, blind, Dimplex electric blow heater, W. C., W. H. B, full bath and shower combination, contemporary tiling and clean finishes.



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.

FEATURES INTERNAL

All blinds included in sale

All light fittings included in sale

All curtains included in sale

Built in wardrobe

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

Spacious apartment

Top floor apartment so safer and quieter

Two large balconies

Two double bedrooms

Large bathroom

Double glazed windows and doors

High speed broadband availability

The living space and main bedroom are enhanced by high-quality infrared ceiling heating panels, offering:

1. Efficient, modern radiant heat
2. Sleek, minimalist design with no bulky radiators
3. Even, comfortable warmth throughout
4. Energy-efficient heating solution

There is also a heat recovery system offering improved air quality, constant fresh airflow, reduced humidity and condensation, enhanced energy efficiency, a healthier and more comfortable living environment. This is a premium feature rarely found in comparable properties.



UNMATCHED CONVENIENCE AT YOUR DOOR STEP

Dangan Bridge offers an exceptional central location with everything you need just steps away:

Renowned J. Foxy's & Co. coffee shop and bakery located below

Beautiful new hair salon directly beneath the apartment

Centra convenience store directly across the road

All essential amenities within easy walking distance

This location perfectly combines village charm with modern convenience.

SQUARE FOOTAGE: C.1080 sq ft \ C.100.3 sqm as BER Advisory Report

MANAGEMENT FEES: €3,000 per annum

HOW OLD IS THE PROPERTY: Under 22 years old approx.

BER RATING: C2-190.95 kWh/m²/yr

BER NUMBER: 115936973 - 27/10/2022

SERVICES: Mains water and mains sewerage.

HEATING SYSTEM: Storage central heating system as well as high quality infrared ceiling heating panels

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**