

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

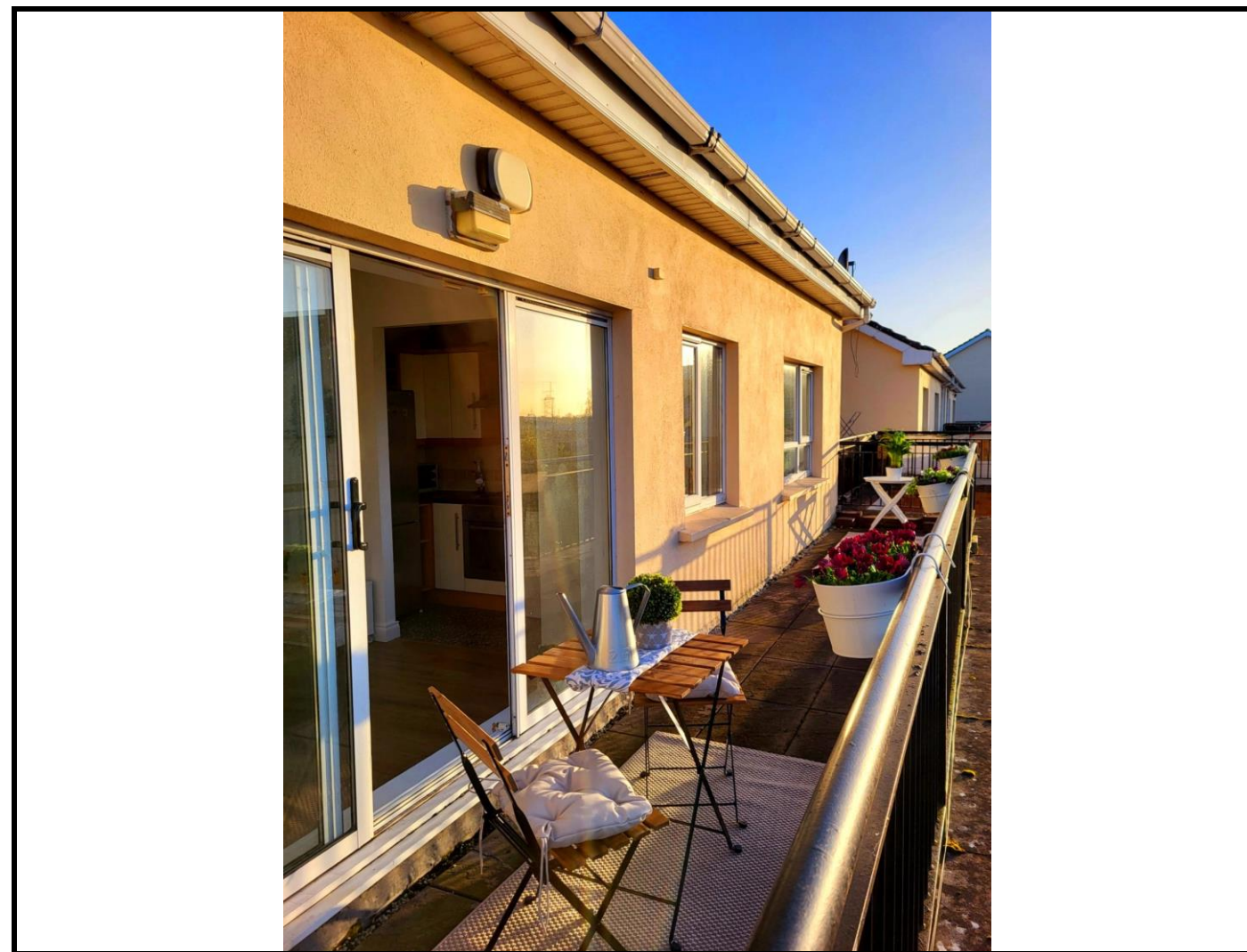
Office: 01 627 2770/ 01 628 3660

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 43 Thornfield Square, Watery Lane, Clondalkin, Dublin 22. D22H528.



'Circle of Legends' & National RE/MAX Award-winning agent, Team Lorraine Mulligan of RE/MAX Results welcomes you to this gorgeous top-floor one-bedroom apartment, beautifully positioned in the ever-popular Thornfield Square development. This is a home that instantly captures the imagination. Spacious, bright, private, and beautifully presented, No. 43 comes to the market in fresh, turnkey condition and enjoys the enormous advantage of vacant possession.

Offers in Excess of €220,000



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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

HALLWAY:

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

KITCHEN/DINING AREA/LIVING ROOM AREA:

Light fitting, fitted kitchen with wall and base units, tiled splashback area, extractor hood, 4 plate electric hob, oven, fridge freezer, washing machine, wooden floor, sliding patio door leading to an attractive and spacious balcony.

BEDROOM 1:

Light fitting, fitted wardrobes, hot press, wooden floor.

BATHROOM:

Light fitting, W.C., W.H.B, bath, shower over bath, wall tiles, floor tiles.

INTERNAL FEATURES

Apartment enjoys vacant possession

Freshly painted for sale

All light fittings included in sale

All kitchen appliances are included as per description on this brochure

New modern storage heaters installed last year

Fridge only 2 years old

Boiler with new timer fitted 2 years ago

Lovely, bright and comfortable apartment

EXTERNAL FEATURES

Double-glazed windows

Outside lights

Landscaped communal gardens

Property enjoys a large balcony area that runs from the living accommodation to the master bedroom

Prime location

Mature gardens

Ample visitor parking to the front

Under ground car park with one parking space

Excellent and convenient location

Fantastic community spirit

Lovely and friendly neighbours



SQUARE FOOTAGE: C.42.77sqm / 460.37sqft (plus large balcony)

HOW OLD IS PROPERTY: Built in C. 2004 (as per Advisory Report)

BACK GARDEN ORIENTATION: North facing but this property is exceptionally bright inside

BER NO. 116389438

BER RATING: D1 258.78 kWh/m2/yr with a potential of a B1 (As per BER report)

SERVICES Mains water and sewerage, new storage, central heating, heating installed last year.

PROPERTY MANAGEMENT CO NAME: O Connor Property Management Company



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
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**