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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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

6 Ballynakelly Rise, Newcastle, Co. Dublin. D22 H7P0.



Award winning International Auctioneers, Team Lorraine Mulligan welcomes you to this simply wonderful 2nd floor apartment spanning to C. 75.68sqm. 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 €270,000

BER B

Main Street, Celbridge, Co. Kildare
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Fax: 01 6272720

Unit 2, 11 Lower Main Street, Lucan, Co. Dublin
Tel: 01 6283660
Fax: 01 6272720

Email: office@teamlorraine.ie

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VAT No. IE 9669142H Registered in Ireland No: 446829 PSRA Licence No: 002196

ACCOMMODATION

KITCHEN/DINING AREA/LIVING ROOM: 6.04m X 4.87m
Spotlights, quality cream wall and floor mounted kitchen cabinets, stainless steel sink, area fully plumbed, oven, hob, extractor fan, fridge freezer, washing machine, wooden floor in living area, ceramic tiles in kitchen area, curtain poles.

HALLWAY:
Light fitting, storage, wooden floor, hot press with an immersion and shelving, smoke alarm, curtain poles.

BEDROOM 1: 4m x 3m
Light fitting, fitted wardrobes, curtain poles, wooden floor.

ENSUITE:

Spotlights, extractor fan, shaving light and socket, wall and floor tiles, W.C., W.H.B., shower unit

BEDROOM 2: 3.86m x 2.57m
Light fitting, fitted wardrobes, wooden floor curtain poles.

BATHROOM: 3.86m x 2.2m
Spotlights, extractor fan, wall tiling, floor tiling, W.C., W.H.B., bath with head over head shower.











FEATURES INTERNAL:
- All carpets included in the sale
- All curtain poles included in sale
- All light fittings included in sale
- All kitchen appliances as per kitchen section included in the sale

FEATURES EXTERNAL:
- Teak double glazed windows
- PVC facia & soffit
- Outside lights
- Landscaped mature gardens
- Raised flower beds

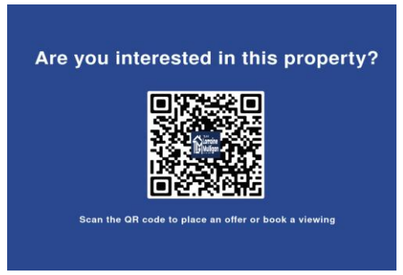
SQUARE FOOTAGE:	C.75.68sqm / 814.61sqft
HOW OLD IS THE PROPERTY:	C. 2007
SERVICES:	Mains water, mains sewerage
HEATING SYSTEM:	Natural gas
BER RATING:	B – 138.73kWh/m²/yr
BER NUMBER:	100364454
MANAGEMENT FEE PER YEAR:	€1300 - 1600 pa
MONTHLY POTENTIAL RENT:	€2,200 per month approx
PARKING FACILITES:	2 parking spaces.











Award winning International Auctioneers

- **INTEREST IS SURE TO BE STRONG**
- **VIEWINGS HIGHLY RECOMMENDED**

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