

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.homebid.ie/teamlorraine
- 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

70 Simmonstown Manor, Celbridge, Co. Kildare. W23 YX40.



Award winning Auctioneering Team since 2003, Team Lorraine Mulligan of RE/MAX Results Celbridge & Lucan welcomes you to this lovely 2 bedroomed ground floor apartment situated within walking distance of the Historic town of Celbridge.

Price €210,000



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
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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

ACCOMMODATION

Kitchen

Light fitting, high quality maple shaker kitchen, tiled splashback area, stainless steel sink, area fully plumbed, fridge, oven, hob, washing machine, extractor fan, ceramic tiles.

Sitting Room/Dining Room

22` x 13` 8`
Coving, recessed lighting, curtains, blinds, wooden floor, t.v. point, phone point, door leading to patio area.

Hallway

Coving, light fitting, storage, wooden floor, phone point.

Bedroom 1

11.0` x 9.0`
Light fitting, fitted wardrobes, blind, curtains, carpet, t.v. point, phone point.

Ensuite

Light fitting, wall tiling, floor tiling, W.C., W.H.B., shower.

Bedroom 2

11` x 8` 4`
Light fitting, wall lights, fitted wardrobes, blind, curtains, carpet, t.v. point, phone point.

Bathroom

Light fitting, extractor fan, shaving light and socket, wall tiling, floor tiling, W.C., W.H.B., shower, bath.

INTERNAL FEATURES

- All curtains & carpets included in the sale
- All blinds included in sale
- All light fittings included in sale
- Property fully alarmed

FEATURES EXTERNAL

- PVC double glazed windows
- PVC fascia & soffit
- Maintenance free exterior
- Outside light
- Landscaped mature gardens

Square Footage

c. 775 sq. ft.



HOW OLD IS PROPERTY

Built in c. 2002

GARDEN ORIENTATION

North West Facing

SCHOOLS IN THE AREA

Primary Scoil Mochua Aghards
01 627 2963
Boys National School - Scoil Na Mainistreach
01 627 1149
Girls National School – St. Brigid`s Holy Faith Convent
01 627 2922
Glebe Junior School
01 624 2525
Primrose Hill School
01 627 3168
North Kildare Educate Together School
01 627 4388
Post Primary Salesian College
01 627 2166
St. Wolstan`s Community School
01 628 8257
St. Patrick`s Primary School
085 1069985
Celbridge Community School
087 1818212

Management Fee

€1400 per year (paid until June 2021)

SERVICES

Mains water, mains sewerage, electric storage heating.

HEATING SYSTEM

Electric central heating.

BER RATING

D2

BER NUMBER

108655341

RE/MAX NATIONAL TOP SELLING & LETTING AGENT
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**

