

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**

87 Knockmaree, Chapelizod, Dublin 20. D20FC17.



Award winning Auctioneering Team for over 20 years, Team Lorraine Mulligan of RE/MAX Results welcomes you to this wonderful two bedroomed apartment located on the second floor of this most desirable development set in the heart of Chapelizod. This home spans 77 sqm and also enjoys two balconies, the front balcony overlooking mature landscaped gardens with views towards the Phoenix Park, the balcony to the rear overlooking a wooded area, making this home bright, airy and inviting.

Offers in Excess of €310,000



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 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

KITCHEN: 2.7m x 2.2m

Light fitting, high quality cream kitchen with under-unit lighting, tiled splashback area, stainless steel sink, area fully plumbed, fridge freezer, dishwasher, washing machine, electric cooker, extractor fan, ceramic floor tiles. Central heating boiler.

SITTING ROOM: 5m x 3.6m

Light fitting, curtains, ceramic floor tiles, door leading onto the front balcony area, t.v. point, phone point.

HALLWAY:

Light fitting, ceramic floor tiles, full-height storage cupboard, hot press with immersion and shelving.

BEDROOM 1: 3.8m x 3.2m

Light fitting, fitted wardrobes, curtains, wooden floor, door leading to rear balcony area, t.v. point, phone point.

BEDROOM 2: 3.9m x 2.3m

Light fitting, fitted wardrobes, curtains, wooden floor, phone point.

BATHROOM: 2.1m x 1.8m

Light fitting, extractor fan, shaving light and socket, wall tiling, floor tiling, W.C., W.H.B., shower, bath, wall cupboard, towel rails, over-basin mirror.



FEATURES INTERNAL:

- All curtains included in the sale
- All light fittings included in sale
- All furniture included in sale
- Property fully alarmed

FEATURES EXTERNAL:

- Teak 'Rational' double glazed windows and patio doors
- PVC fascia & soffit
- Maintenance free exterior
- Outside balcony lights
- Security lights
- Landscaped mature gardens
- Raised flower beds
- Property located in a quiet area
- Property not overlooked
- One parking space
- Underground secure parking facility
- Lift

SQUARE FOOTAGE: 77 sqm / 829 sqft

HOW OLD IS THE PROPERTY: C.2002

BALCONY ORIENTATION: South & North

BER RATING: B3 - 147.73 kWh/m²/yr

BER NUMBER: 105166938

SERVICES: Mains water, mains sewerage.

HEATING SYSTEM: Gas central heating.

RENTAL INCOME: 1300.00 per month

MANAGEMENT FEES: €2,289.96 / yr (2023).

RE/MAX NATIONAL TOP SELLING & LETTING AGENT
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**

