

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

32 The Elms, Clane, Co. Kildare. W91 FH68.



Award winning Auctioneering Team for over 20 years, Team Lorraine Mulligan of RE/MAX Results welcomes you to this wonderful 2 bedrooomed first floor apartment set in the heart of Clane. This home is ideal for a first-time buyer or anyone trading down. No 32 has been lovingly cared for by its current owner, all the new owner will need to do is to 'lay their hat'. All rooms are well proportioned and are both bright and airy as the apartment is not overlooked to the front or rear.

Offers in Excess of €259,950



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
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ACCOMMODATION

KITCHEN: 2.3m x 2.5m

Light fitting, high quality cream kitchen, tiled splashback area, stainless steel sink, area fully plumbed, fridge, freezer, oven, Siemens induction hob, extractor fan, washing machine/dryer combi, ceramic tiles.



SITTING ROOM: 5.4m x 5m

Coving, centre rose, light fitting, marble feature fireplace with a polished hearth, over mantle mirror blinds, built in t.v. unit, semi solid wooden floor, t.v. point, phone point.



HALLWAY:

Centre rose, light fitting, storage, ceramic tiles, hot press with immersion and shelving, attic access.



BEDROOM 1: 3.7m x 2.8m

Light fitting, fitted slide robes, curtains, wooden floor, t.v. point, phone point.



BEDROOM 2: 3.1m x 2.8m

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



BATHROOM: 1.8m x .9m

Light fitting, extractor fan, heated towel rail, wall tiling, floor tiling, mirror, W.C., W.H.B., electric T90si shower, bath.



FEATURES INTERNAL:

All curtains & carpets included in the sale
All blinds included in sale
All light fittings included in sale
Property wired for alarm

FEATURES EXTERNAL:

PVC double glazed windows
PVC fascia & soffit
Maintenance free exterior
Outside light
Landscaped mature gardens
Raised flower beds
Property located in a quiet cul de sac
Property not overlooked

SQUARE FOOTAGE: 61.92 sqm/ 666.50 sqft

HOW OLD IS THE PROPERTY: Built in C. 1996

MANAGEMENT FEE: €1200.00 pa

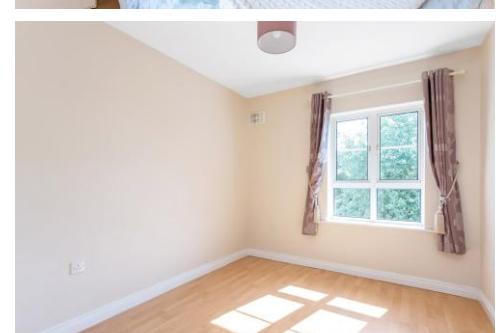
ORIENTATION: West

BER RATING: D2 - 261.74 kWh/m²/yr

BER NUMBER: 114154123

SERVICES: Mains water, mains sewerage.

HEATING SYSTEM: Solid fuel, electric storage heating.



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