

**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](http://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](mailto: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](mailto: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](http://teamlorraine.ie), [myhome.ie](http://myhome.ie) and [daft.ie](http://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](mailto:office@teamlorraine.ie)**  
**PRSA ID: 002196**

**Office: 01 627 2770/ 01 628 3660**

**Mobile No's: Lorraine 086 831 5305 / Lesley 0872540757 / Vikki 0879559499**

**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 bedroomed 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**



**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**

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](mailto:office@teamlorraine.ie)  
 Websites [www.remax.ie](http://www.remax.ie) [www.teamlorraine.ie](http://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:** 2.3m 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**

