

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.beagelbid.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

45 Hannah Square, St. Edmund's, Lucan, Co. Dublin, K78 Y6Y5.



Selected Top 10 International Selling REMAX Agent, Team Lorraine Mulligan of RE/MAX Results Celbridge & Lucan welcomes you to view this stunning two bed luxurious ground floor apartment with the living accommodation overlooking a tasteful and manicured courtyard area. This home can be found in pristine condition and is presented like a stunning show home. This property is a true credit to its current owners. This apartment has been freshly painted for sale and enjoys vacant possession so its new discerning owner can move in with ease and comfort. This apartment has never been rented and is professionally owned.



Price €235,000

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

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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 13'2" (4.01m) x 8'4" (2.54m)

KITCHEN:4.02m x 2.54m/DINING/SITTING ROOM AREA: 6.46m x 6.48m

Recessed lighting, high quality cream high gloss fitted kitchen with wall and base units, tiled splashback area, stainless steel sink, area fully plumbed, integrated fridge freezer, oven, 4 plate gas hob, extractor fan, washing machine, ceramic tiles in kitchen area and wooden floor in the sitting room area, sliding patio doors leading to the courtyard area, blinds.

Hallway

12'2" (3.71m) x 8'3" (2.51m)

Recessed lights, storage, hot press immersion, wooden floor, phone point.

Bedroom 1

14'2" (4.32m) x 12'4" (3.76m)

Light fitting, fitted wardrobes, black out blind, wooden floor, t.v. point, phone point.

Ensuite

7'8" (2.34m) x 5'1" (1.55m)

Recessed lights, extractor fan, shaving light and socket, wall tiling, floor tiling, W.C., W.H.B., shower, glass shower door, heated towel rail.

Bedroom 2

15'1" (4.6m) x 8'9" (2.67m)

Light fitting, fitted wardrobes, black out blind, wooden floor.

Bathroom

10'2" (3.1m) x 6'6" (1.98m)

Recessed lights, extractor fan, shaving light and socket, wall tiling, floor tiling, W.C., W.H.B., shower over the bath.

INTERNAL FEATURES

- All kitchen appliances included in sale as listed the `Kitchen Section` of this brochure.
- All blinds included in sale
- All light fittings included in sale
- Property alarmed
- Apartment freshly painted and is in turnkey condition

FEATURES EXTERNAL

- PVC double glazed windows
- PVC fascia & soffit
- Maintenance free exterior
- Outside lights
- Landscaped mature communal courtyard area
- Comes with one car parking space and additional overflow visitor parking
- Excellent location
- Bright and spacious



Buying VS Renting

Based on a 90% Loan to value rate 3.15% variable:

Term Cost per thousand borrowed

20 years	5.62%
25 years	4.82%
30 years	4.30%
35 years	3.39%

So, as an example:

Purchase price: €235,000

90% mortgage

€235,000 over 30 years (235,000 x 4.30) = €1,010 per month

SQUARE FOOTAGE

C. 70 sqm / C. 750 sqft

MANAGEMENT COMPANY

Smith Property Management

ANTICIPATED MONTHLY RENT

€1,650 to €2,000 per month

Management Fee

€1,722 per year

CAR PARKING SPACE NUMBER

6

HOW OLD IS PROPERTY

C. 11 years

BACK GARDEN ORIENTATION

West facing garden

BER RATING

C1

BER NO

113015119

SERVICES

Mains water & mains sewerage

HEATING SYSTEM

Natural gas fired central heating

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

