

TO MAKE AN APPOINTMENT

To organize a viewing or to place a bid on this property go to www.teamlorraine.ie or scan the QR code on the photograph section of this brochure.

DISCLAIMER:

Notice to all parties viewing this brochure

1. This brochure is provided for general guidance only. Nothing in it forms or constitutes an offer, contract, or binding agreement, and none of its contents should be treated as a statement of fact upon which any party can rely.
2. Neither the Agent nor any member of staff has the authority to make representations or give warranties concerning this property on behalf of the vendor.
3. Every description, measurement, and reference to condition, permitted use, or occupation has been prepared in good faith and is believed to be accurate at the time of preparation. However, prospective buyers and tenants are advised to verify all such details independently through their own inspection or enquiries rather than relying on this brochure alone.
4. The Agent provides no warranty or covenant relating to the property. While familiar with its general appearance and layout, the Agent makes no claim to expertise regarding title or planning matters, and responsibility for confirming the sufficiency of such documentation rests entirely with the purchaser.
5. Confirmation of service availability — whether for current or intended use — is the responsibility of the purchaser. The Agent offers no guarantees or representations on this matter.
6. Boundaries, fences, hedges, walls, and ditches are not defined by either the vendor or the Agent, including any determination of party-structure status.
7. Should any conflict arise between the information in this brochure and the formal contract of sale, the contract of sale will take precedence.
8. References to "Vendor" and "Purchaser" throughout this brochure should be read as including "Lessor" and "Lessee," or "Landlord" and "Tenant," wherever the context applies.

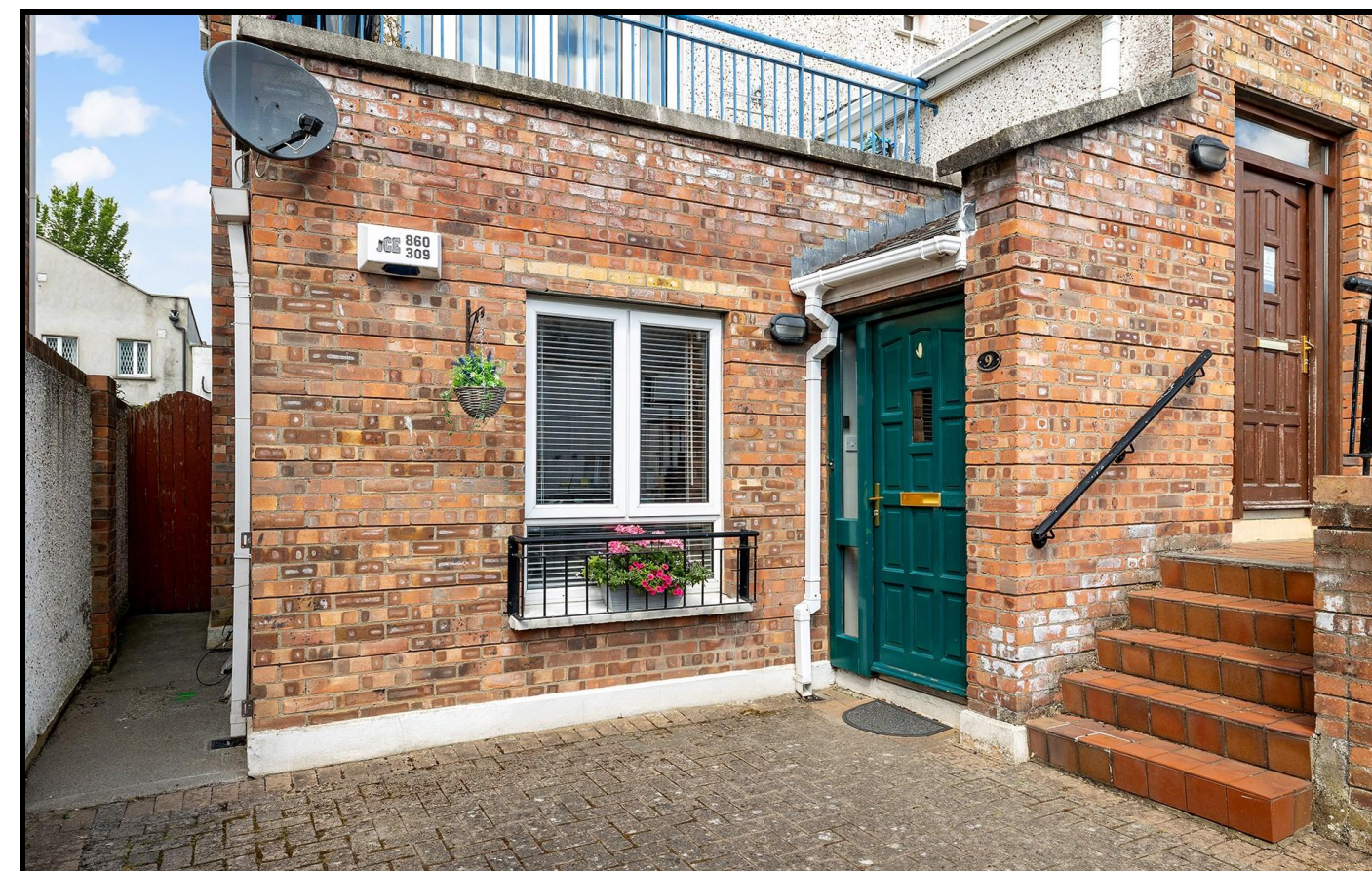
For any financial advice and mortgage arrangement that you may require in relation to the purchase of your new home, please contact Fogarty Financial in strictest confidence at our office (01) 627 2770

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9 Gandon Mews, Lucan, Co. Dublin. K78 T295.



'Opportunity Knocks But Once!' 'A Rare Opportunity to purchase a delightful and comfortable, own door, ground floor one bed apartment with a private back garden right in the heart of the village of Lucan, Co. Dublin in St. Mary's parish. This impressive apartment is owned by a lovely professional couple who take great pride in their property.

Offers in Excess of €285,000



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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ACCOMMODATION

HALLWAY: 1.94M X .96M
Recessed lighting, fuse box wooden floors.

KITCHEN/DINING/SITTING ROOM AREA: (L SHAPED) 6.81M X 4.21M
Coving, centre rose, light fitting, storage area, hot press with an immersion, feature fireplace with coal effect gas fire, blinds, wooden floors in sitting room area, fitted kitchen tile with wall and base units, tiled splash back area, four plate electric hob, extractor fan, tiles in kitchen area.

BEDROOM 1: 4.26M X 2.99M
Light fitting, fitted wardrobe, back door leading to a sun trapped and private back garden.

SHOWER ROOM: 1.88M X 1.78M
Light fitting, extractor fan, W.C., W.H.B., wall tiles, floor tiles, `Triton T80` electric shower, heated towel rail.

- FEATURES INTERNAL:
- All light fixtures included in sale
 - All curtains included in the sale
 - Fitted kitchen with wall and base units
 - `Turn key` condition
 - Apartment comes with its own front door

- FEATURES EXTERNAL:
- PVC double glazed windows
 - Outside lights
 - Own private rear garden
 - Visitor parking as well as one car spot allocation
 - Lovely neighbours
 - Fantastic location
 - Superb apartment right in the heart of Lucan
 - Opulent and desirable address



TOTAL FLOOR AREA: 46.74 sqm/C. 503 sqft as per BER report

HOW OLD IS THE PROPERTY: Built in 1997

BACK GARDEN: Benefits from own private sunny back garden

BER RATING: C (224.06kWh/m2/yr) with an A potential

BER NUMBER: 119637890

SERVICES: Mains water & mains sewerage

HEATING SYSTEM: Gas fired central heating.

MANAGEMENT FEES: €907 per year

HAS THIS APARTMENT BEEN PREVIOUSLY RENTED? No

RENTAL POTENTIAL: €1,500/€2,000 per month



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

