

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

9 The Close, Hazelhatch Park, Celbridge, Co. Kildare. W23 AV29.



'Circle of Legends' & Award-winning International REMAX Agent for the last 22 years, Team Lorraine Mulligan of RE/MAX Results welcomes you to 9 The Close, a fabulous 3-bedroom end-of-terrace home ideally situated in the highly sought-after Hazelhatch Park development in Celbridge. This bright and stylish property is perfect for families, first-time buyers, or investors seeking a low-maintenance, turnkey home in a well-connected and peaceful setting.

Offers in Excess of €399,950



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
 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

DOWNSTAIRS ACCOMMODATION

KITCHEN/DINING AREA: 4.51M X 3.35M
Recessed lights, light fitting, bay window, breakfast bar, fitted kitchen, wall and base units, shaker style kitchen, stainless steel sink, area fully plumbed, tiled splashback area, induction hob, extractor fan, integrated oven and microwave, integrated fridge freezer, features a bay window, gas boiler, blinds, wooden floor.

SITTING ROOM: 4.91M X 3.46M
Coving, recessed lights, wall lights, wooden cladding, fitted wooden units with down lighters, inset wood burning stove, wooden floor, French doors leading to the garden area.

GUEST WC: 1.85M X 0.77M
Light fitting, wall tiles, floor tiles, W.C., W.H.B.

HALLWAY: 4.55M X 1.86M
Alarm key panel, fuse box, under-stairs storage, wooden floors, carpet on staircase.

UPSTAIRS ACCOMMODATION

LANDING: 2.94M X 2.05M
Light fitting, access to the attic, smoke detector, hot press with an immersion, carpet.

BEDROOM 1: 3.53M X 3M
Light fitting, fitted wardrobes with in-built mirror, blinds, curtains, wooden floor.

ENSUITE: 2.5M X 0.9M
Light fitting, W.C., W.H.B., vanity unit, shower, glass shower door, wall tiling, floor tiling.

BEDROOM 2: 3.65M X 3.23M
Light fitting, fitted wardrobes, blinds, curtains, wooden floor.

BEDROOM 3: 2.57M X 2.55M
Light fitting, fitted wardrobes, blinds, curtains, wooden floor.

BATHROOM 2: 2.42M X 1.64M
Light fitting, heated towel rail, W.C., W.H.B., large walk-in shower with wet area, glass shower door, wall tiling, floor tiling.

GARDEN:
Low maintenance garden, block built shed, outside tap, outdoor socket.



FEATURES INTERNAL:
All light fittings included in the sale
All blinds included in the sale
All curtains included in the sale
All electric appliances as per the kitchen section of the brochure
Turnkey home in excellent condition
Upgraded kitchen and sanitary ware
Wood burning stove

FEATURES EXTERNAL:
PVC double glazed windows
Maintenance-free exterior
Maintenance free back garden
Wooden decked area
Pergola
On street parking with plenty of overflow parking
Wooden shed for storage
Side gate

SQUARE FOOTAGE: C.957 sqft/C.89.15 sqm approx

YEAR BUILT: C.2007

SERVICES: Mains water, mains sewerage.

HEATING SYSTEM: Natural gas.

BER CERT: C1 (153.69kWh/m2/yr with an A3 potential as per BER report.

BER NUMBER: 105215263

MONTHLY RENTAL POTENTIAL: €3,000/€3,500per month approx.

MANAGEMENT FEE PER YEAR: €360 per year

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
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

