

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

8 The Close, Hazelhatch Park, Celbridge, Co. Kildare. W23 V344.



'Circle of Legends' & Award-winning International REMAX Agent for the last 23 years, Team Lorraine Mulligan of RE/MAX Results welcomes you to 8 The Close, Hazelhatch Park, Celbridge., Co. Kildare. This is a very spacious C.143.29 sqm and cool B3 rated 4-bedroom mid terrace home over three floors. This residence is ideally situated in the highly sought-after 'Hazelhatch Park' development on the train station side of Celbridge.

Offers in Excess of €465,000



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 Tel: 01 6272770
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 Tel: 01 6283660
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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
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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

ACCOMMODATION GROUND FLOOR ACCOMMODATION

KITCHEN/DINING AREA: 3.56m x 3.35m
Light fitting, blind, fitted kitchen, wall and base units, shaker style cream kitchen, stainless steel sink, area fully plumbed, wood splashback area, wooden worktop, 4 plate ceramic hob, chrome extractor fan, integrated double oven, integrated dishwasher, American fridge/freezer, gas boiler, ceramic tiles. (washing machine and dryer included in sale).

SITTING ROOM: 4.88m x 4.29m
Coving, recessed lights, radiator cover, blinds, curtains, French doors leading to the garden area.

GUEST WC:
Light fitting, wall tiles, floor tiles, W.C., W.H.B.

HALLWAY:
Recessed lights, alarm key panel, fuse box, store room, wooden floors in hallway, carpet on staircase.

FIRST FLOOR ACCOMMODATION

LANDING:
Coving, light fitting, fitted shelving unit with storage, carpet.

LIVING ROOM/BEDROOM/HOME OFFICE/PLAYROOM/HOME GYM1:
4.80mx 4.32m
Coving, recessed lights, blind, French double doors leading to a small balcony.

MASTER BEDROOM 1: 3.43m x 3.23m
Light fitting, walk in wardrobe, carpet.

ENSUITE:
Light fitting, W.C., W.H.B., shower, glass shower door, wall tiling, floor tiling.

SECOND FLOOR ACCOMMODATION

LANDING:
Coving, light fitting, hot press with an immersion, access to the attic, carpet.

BEDROOM 2: 3.10m x 3.0m
Light fitting, fitted wardrobes, curtains, carpet, balcony.

BEDROOM 3: 2.69m x 2.29m
Light fitting, fitted wardrobes, carpet.

BEDROOM 4: 3.51m x 2.11m
Light fitting, fitted wardrobes, wooden floor.

BATHROOM: 3.10m x 1.68m
Light fitting, W.C., W.H.B., bath, glass shower door, wall tiling, floor tiling.

GARDEN:
Lawn area to the rear with potential to extend, or to have an office pod at the end of the garden subject of course to the relevant planning



permission.

FEATURES INTERNAL:

A warm B3 BER rating. Easy and efficient home to heat
All light fittings included in the sale
All blinds included in the sale
All electric appliances as per the kitchen section of the brochure
Washing machine and dryer included in sale
Turnkey home
Freshly painted for sale

FEATURES EXTERNAL:

PVC double glazed windows
Maintenance-free exterior
Lawn area to the rear
On street parking with plenty of overflow parking

SQUARE FOOTAGE: C.143.29 sqm approx

YEAR BUILT: C. 2005

SERVICES: Mains water, mains sewerage.

HEATING SYSTEM: Natural gas.

BER CERT: B3 with an A2 potential as per BER report.

BER NUMBER: 100326602

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
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**

