

**TO MAKE AN APPOINTMENT**

To organize a viewing or to place a bid on this property go to [www.teamlorraine.ie](http://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 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

**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**

**15 The Green, Hazelhatch Park, Celbridge, Co. Kildare. W23 T043.**



Circle of Legends and award winning International REMAX Agent for over 22 years, Team Lorraine Mulligan of RE/MAX Results welcomes you to this simply stunning and extremely spacious 2-bedroom first floor apartment spanning to C. 75sqm with a sunny south west facing balcony that overlooks a small green area and is not overlooked. This is without doubt one of the best style apartments one can purchase in Celbridge in terms of size, layout and convenience to everything.

**Offers in Excess of €300,000**



**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**

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/DINING AREA: 5.33M X 3.13M  
Light fitting, Farrow & Ball painted maple shaker kitchen, wall and base units, ceramic sink, wall tiles, extractor fan, gas boiler, ceramic tiles, double doors leading to the sitting room, blinds.

SITTING ROOM: 4.07M X 3.63M  
Coving, spot lights fitting, maple style feature electric fireplace, french oak semi solid wooden floors, French double doors leading to balcony area, blinds, TV point.

HALLWAY:  
Recessed lighting, smoke alarm, alarm key panel, fuse box, french oak semi solid wooden floors, storage press, hot press with an immersion.

BEDROOM 1: 3.17M X 3.15M  
Light fitting, fitted wardrobes, carpet, t.v and telephone point.

ENSUITE: 2.06M X 1.34M  
Light fitting, extractor fan, W.C., W.H.B., glass shower door, shower.

BEDROOM 2: 3.50M X 2.70M  
Light fitting, fitted wardrobes, curtains, blind, carpet.

BATHROOM: 2.06M X 1.96M  
Light fitting, wall tiling, floor tiling, W.C., W.H.B., bath, shower over bath.



FEATURES INTERNAL:  
All carpets included in the sale  
Selected curtains included in sale  
All light fittings included in sale  
All white goods as per the kitchen section included in the sale  
Three bar pressure water system  
Selected furniture could be included in the sale to be agreed with purchaser.

FEATURES EXTERNAL:  
PVC double glazed windows  
PVC fascia & soffit  
Maintenance free exterior  
Outside lights  
Landscaped mature gardens.  
Large balcony  
Apartment not overlooked  
South West facing balcony

SQUARE FOOTAGE: C.75sqm / 807.29sqft approx.

HOW OLD IS THE PROPERTY: Build in 2005

SERVICES: Mains water, mains sewerage.

HEATING SYSTEM: Natural gas.

BER CERT: 132.65 kWh/m²/yr

BER NUMBER: 103817581

MANAGEMENT FEE PER YEAR: €1952.28 pa.

SCHOOLS IN THE AREA:  
Primary Scoil Mochua Aghards (01) 627 2963  
Boys National School – Scoil Na Mainistreach (01) 627 1149  
Girls National School – St. Brigid’s Holy Faith Convent (01) 627 2922  
Primrose Hill School (01) 627 3168  
North Kildare Educate Together School (01) 627 4388  
Post Primary Salesian College (01) 627 2166  
St. Wolstan’s Community School (01) 628 8257

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



Are you interested in this property?



Scan the QR code to place an offer or book a viewing