

Residential

Coonan
PROPERTY



11 The Court, Hazelhatch Park, Celbridge, Co. Kildare

- Exceptionally well-presented 2 bedroom top floor apartment extending to approx. 861 sq.ft (80sq.m)
- Spacious living accommodation comprises of entrance hallway, living room, with double doors to a separate kitchen/dining room, 2 bedrooms and family bathroom
- Presents in truly walk in condition and should leave nothing to do for the new owner
- Generously proportioned living accommodation with separate living and kitchen areas and two double bedrooms
- Large balcony overlooking mature trees and attractive landscaped garden area
- Parking to the front of the block
- Hazelhatch Park is convenient for all local amenities including Hazelhatch Train station (1km), Main Street (1.5km), shops, bus stops and schools

2 bedroom apartment
extending to approx.
80 sq.m (861 sq.ft)

Guide Price:

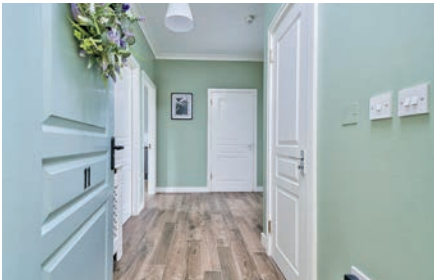
€295,000

Private Treaty

Accommodation

Coonan
PROPERTY

Entrance Hall	3.83m x 2.3m	Tiled flooring, attic access, storage closet (1.6m x 1.52m), radiator cover, light shade and coving.
Kitchen/Dining Room	6.07m x 3.2m	Tiled flooring, tiled splashback, fitted wall and floor units, oven, hob, gas boiler, fixed shelf, light fitting and double doors leading into living room
Living Room	4m x 3.66m	Tiled flooring, feature fireplace with electric fire insert, TV point, light shades, coving, double doors leading onto the balcony.



Accommodation

Coonan
PROPERTY

Master Bedroom	4.82m x 3.13m	Laminate flooring, wood panelled feature wall, light shade and blinds.
Bedroom 2	4.95m x 2.73m	Laminate flooring, fitted wardrobes, light shade and blinds.
Bathroom	2m x 2.1m	Tiled flooring, half tiled walls, bath with shower screen and monsoon shower, w.c., w.h.b. with built in vanity unit, light fitting and extractor fan.
Balcony	3.7m x 2.1m	Composite deck balcony and lights overlooking a garden area.



Accommodation

Coonan
PROPERTY

Additional Information:

Gross internal floor area approx. 861 sq.ft
(80sq.m) High ceilings
Owner occupied

Management Fees €1,518 per annum
Visitors parking

Services

Mains water
Gas fire central heating

Items Included in Sale:

Light shades, blinds, curtains and radiator covers.



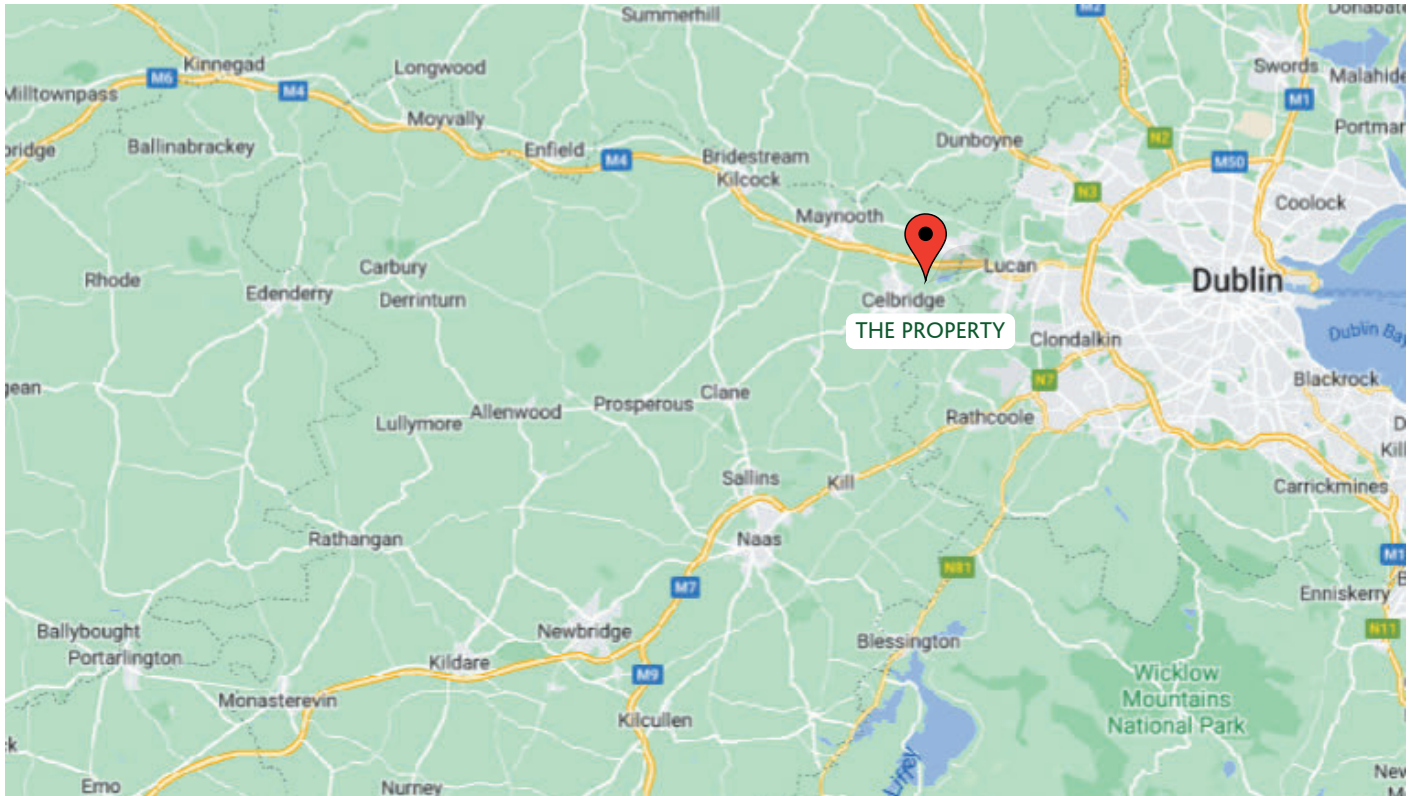
Floor Plans

Coonan
PROPERTY



Directions

Coonan
PROPERTY



Directions

W23 HX63

BER

BER C1

Coonan
PROPERTY

Contact Information:

Mick Wright

01 628 8400

mickw@coonan.com

Viewing

By prior appointment at any reasonable hour.

PSRA No.: 003764.

The above particulars are issued by Coonan Property 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 does not hold themselves responsible for any inaccuracies. All reasonable offers will be submitted to the vendors for consideration but the contents of this brochure shall not be deemed to form the basis of any contract subsequently entered into. The vendor or lessor do not make, give or imply nor is Coonan Property or its staff authorised to make, give or imply any representation or warranty whatsoever in respect of this property.



Coonan Mortgage Group Limited t/a Coonan Financial Group is regulated by the Central Bank of Ireland. Registration No.: 431200

For all your mortgage needs contact:

Shane Robinson

01 505 2718

admin@coonanmortgage.com

coonan.com