

NUGENT
AUCTIONEERS



**12 THE DRIVE
HAZELHATCH PARK
CELBRIDGE
CO. KILDARE
W23 A589**



Mid Terrace



3



3



c. 88 Sq. M
c. 947 Sq. Ft



BER B3



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DESCRIPTION

Nugent Auctioneers, 045 865 555, www.nugents.ie proudly present this superb three-bedroom family home, offered to the market in turnkey condition. Perfectly suited for first-time buyers, those looking to downsize, or investors alike. This property boasts a spacious rear garden, providing ample opportunity for future expansion (subject to planning permission).

Conveniently located within walking distance of all the amenities Celbridge has to offer—including schools, shops, restaurants, sports clubs, and more—it is ideally positioned for commuters with easy access to the N4/N7 motorways. Additionally, rail and bus transport links are readily available to Hazelhatch Park Development.

Please see our virtual tour for initial inspection.

LOCATION

From Celbridge Main Street head southwest on Main Street/R405, turn left onto R405 and continue for 850m. Turn right onto Hazelhatch Avenue followed by a left in 140m onto Hazel Hazelhatch Drive then right to continue on Hazelhatch Drive for 120m the property is located on the right hand side.

ACCOMMODATION AND APPROXIMATE FLOOR AREAS ARE AS FOLLOWS

Hallway	4.20m x 1.86m	Understairs storage area, Guest WC off
Guest WC	1.46m x 1.18m	Tiled Floor, WC & WHB
Kitchen	4.52m x 3.32m	Tiled floor, bay window
Sitting Room	5.30m x 3.46m	Door to rear, Fireplace, downlighters
Landing	2.94m x 2.05m	Carpet, attic access via fold stairs
Bedroom 1	3.53m x 2.99m	Carpet, fitted wardrobes, ensuite
Ensuite	2.48m x 0.91m	Shower cubicle, WC & WHB
Bedroom 2	3.65m x 3.22m	Carpet
Bedroom 3	2.56m x 2.55m	Wooden floor
Bathroom	2.43m x 1.94m	Fully tiled, Bath, WC & WHB







SERVICES

- Mains Water
- G.F.C.H.
- Electricity
- Alarm

INCLUDED IN SALE

- Carpets
- Blinds
- Cooker / Hob
- Light Fittings
- Garden Shed

ADDITIONAL INFORMATION/FEATURES

- BER: B3
- c. 88 mtr sq. | c. 947 sq. ft
- Built in 2007
- Off Street Parking
- 1km from Main Street Celbridge
- 1.5km from Hazelhatch Rail Station
- Easy access to N4 / N7 Motorways
- Generous Rear Garden (14.8m x 5.37m)
- Turnkey Condition
- Newly Upgraded Boiler
- Overlooking Large Green

PRICE REGION AMV: €378,000

VIEWING STRICTLY BY APPOINTMENT WITH SOLE SELLING AGENTS

Conditions to be noted

These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property to be relied on to a statement or representation of fact. 2. The vendor does not make or give, nor is Nugent Auctioneers or its staff authorised to make or give any representation or warranty in respect to this property. 3. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself/herself by inspection or otherwise as to the correctness of each of them. 4. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail.