



43 Meadowbrook Avenue

Maynooth, Co Kildare, W23 W2Y3



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90 sq.m.



(01) 490 3201



www.jpmdoyle.ie

For Sale by Private Treaty

LOCATION:

Meadowbrook Avenue is a high quality, well established, residential development and is situated just off the Straffan road. The property is set in this most convenient location and hosts a number of amenities close by. The Train Station, 66 & 67 bus and the N4 are all within striking distance of the property, making Dublin easily accessible, as well as being within walking distance of Maynooth Village.

Maynooth is one of Ireland's fastest growing towns, offering an exceptional standard of living for its residents. Maintained and looked after relentlessly, Maynooth village shows real charm and character and is supported by its busy main street which plays host to an abundance of restaurants and shops. Not to mention, education in Maynooth is second to none, with Maynooth University being one of Ireland's best third level educational facilities. Maynooth also boasts a number of beautiful parks and walkways including the tree-lined Carton Avenue.

Dublin: 25km **Celbridge:** 6km **Straffan:** 8km **Leixlip:** 7.5km **Kilcock:** 5.5km

DESCRIPTION:

This beautifully presented three bedroom residence is located in the much sought after Meadowbrook Avenue, a quiet cul de sac. The property has been well maintained, having recently received a revamp, including a stunning new kitchen, flooring, bathrooms, and all new windows & doors. The property benefits from a large open plan kitchen/dining with dual access to the rear garden via side passage back door & patio door. The property boasts both fitted wardrobes, twin picture windows in the front living area and bedroom. 43 has been repainted with a neutral colour palette throughout.

ACCOMMODATION:

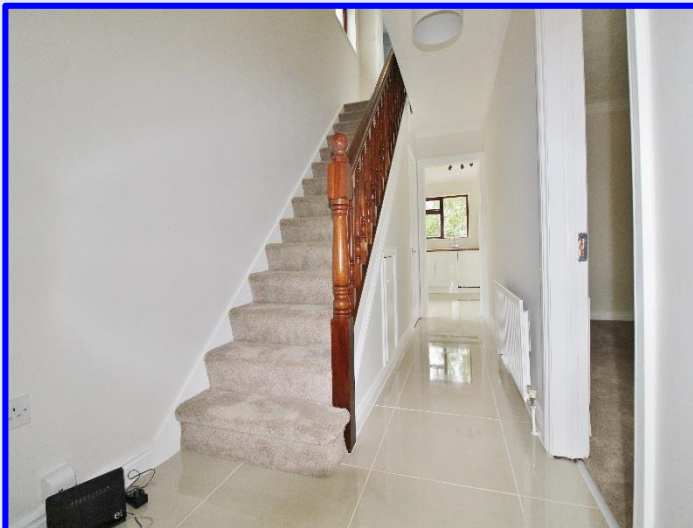
Porch: 1.78m x 0.75m Entrance Porch, Sliding Door.

Hall: 4.74m x 1.8m New Tiled floor, under stairs storage, cornicing.

Living Room: 3.58m x 4.74m New carpet, Open fire, cornicing.

Downstairs W.C: New tiled Floor, W.C, W.H.B

Open Plan Kitchen/Dining: 5.55m x 3.23m New Tiled Floor, New Fitted Kitchen Units with integrated oven, hob, dishwasher, washing machine & fridge. Sliding Patio Door & separate backdoor.





UPSTAIRS:

Landing: 2.7m x 1.94m New Carpet.

Hot Press: 0.79m x 0.66m Towel Racks.

Family Bathroom: 1.6m x 1.9m New Bath/Shower, W.C, W.H.B. Tiled Floor to Ceiling.

Master Bedroom: 3.5m x 4.0m New Carpet, Fitted Wardrobes.

En- Suite: 1.9m x 1.28m New Tiles, W.C, W.H.B.

Bedroom 2: 3.03m x 3.39m New Carpet, Fitted Wardrobes.

Bedroom 3: 2.2m x 2.4m New Carpet, Fitted Wardrobes.





VIEWING:

BY APPOINTMENT ONLY

BER:

D2 (110166873)

PRICE REGION:

€335,000



J.P. & M.
DOYLE

Established. 1952

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