

# Residential

**Coonan**  
PROPERTY



## 29 Castlebridge Maynooth, Co. Kildare

- Three bedroom family home in one of Maynooth's most popular addresses
- Superbly located with easy access to M4 motorway
- This ideal starter home has an open plan feel to it, offering lots of ground floor living accommodation, with the added extra of being well maintained with a bright interior.
- Off street parking for 2 cars to the front
- Overlooking open green area ideal for children to play.
- Castlebridge is located just off the Straffan road and only 4 minutes walk to the Rail station and within walking distance of the university campus. It's desirability and convenience cannot be overstated.
- Not overlooked front or back.

[coonan.com](http://coonan.com)

**3 bed semi  
detached**

Approx. area of  
91 sq. m

Guide Price:

**€329,000**

**Private Treaty**

# Accommodation

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Entrance Hallway	<b>1.81m x 4.70m</b>	Solid timber flooring, alarm panel, coving.
Guest Toilet		With W.C. and W.H.B.
Sitting Room	<b>3.24m x 4.9m</b>	Solid fuel stove with granite surround & hearth, coving, TV point, bay window, solid timber floor.
Dining Room	<b>2.86m x 3.07m</b>	Sliding patio door, tiled floor.
Kitchen	<b>5.08m x 2.12m</b>	Oak kitchen units, laminate worktop, integrated washing machine, integrated dishwasher, oven & microwave. Sliding patio door, integrated dining area.
Landing	<b>3.66m x 1.83m</b>	Hotpress.
Master Bedroom	<b>3.35m x 3.07m</b>	Double fitted wardrobes, carpet.
Ensuite	<b>2.89m x 0.86m</b>	Fully tiled, W.C. & W.H.B., Mira elite electric shower, extractor fan, mirror with shaving light.
Bedroom 2	<b>3.28m x 2.94m</b>	Fitted wardrobes, vanity units, carpet.
Bedroom 3	<b>2.04m x 32.32m</b>	Carpet.
Family Bathroom	<b>1.81m x 1.90m</b>	Fully tiled, W.C. & W.H.B., bath, Mira Elite electric shower. Attic access.



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## Items Included in sale

Carpets, light fittings, blinds, dishwasher, washing machine, hob, oven, microwave, fridge-freezer.

## Features

- Security alarm
- Smoke alarms
- Solid fuel stove in sitting room
- Garden shed
- Off street parking
- Outside tap
- Cul-de-sac location
- Side entrance

## Additional Information

- Approx. 91 sq. m
- Build c. 1991
- North facing rear garden
- Residents fee €60 per annum
- PVC windows
- PVC fascia & soffit
- Oil fired central heating

## Viewing

By prior appointment at any reasonable hour.

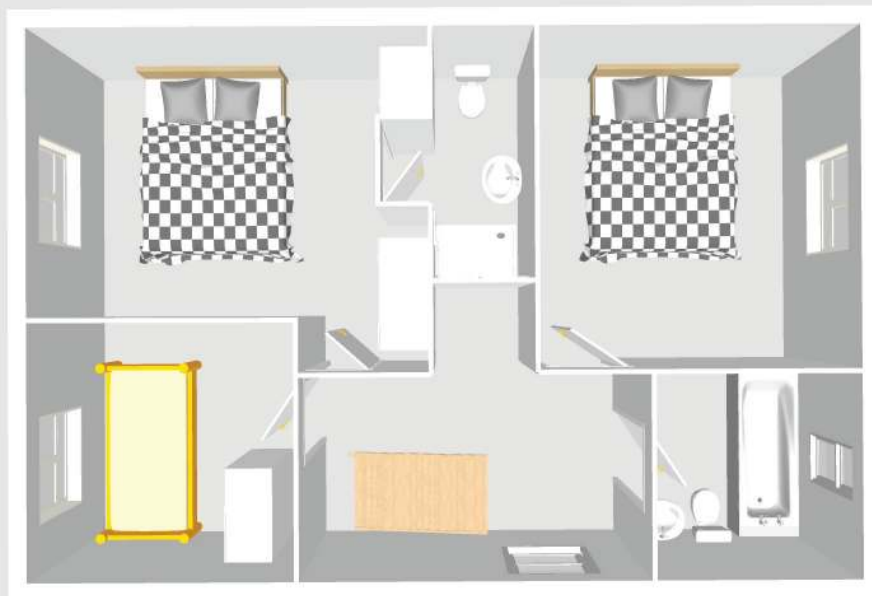
**BER**

**BER D1**



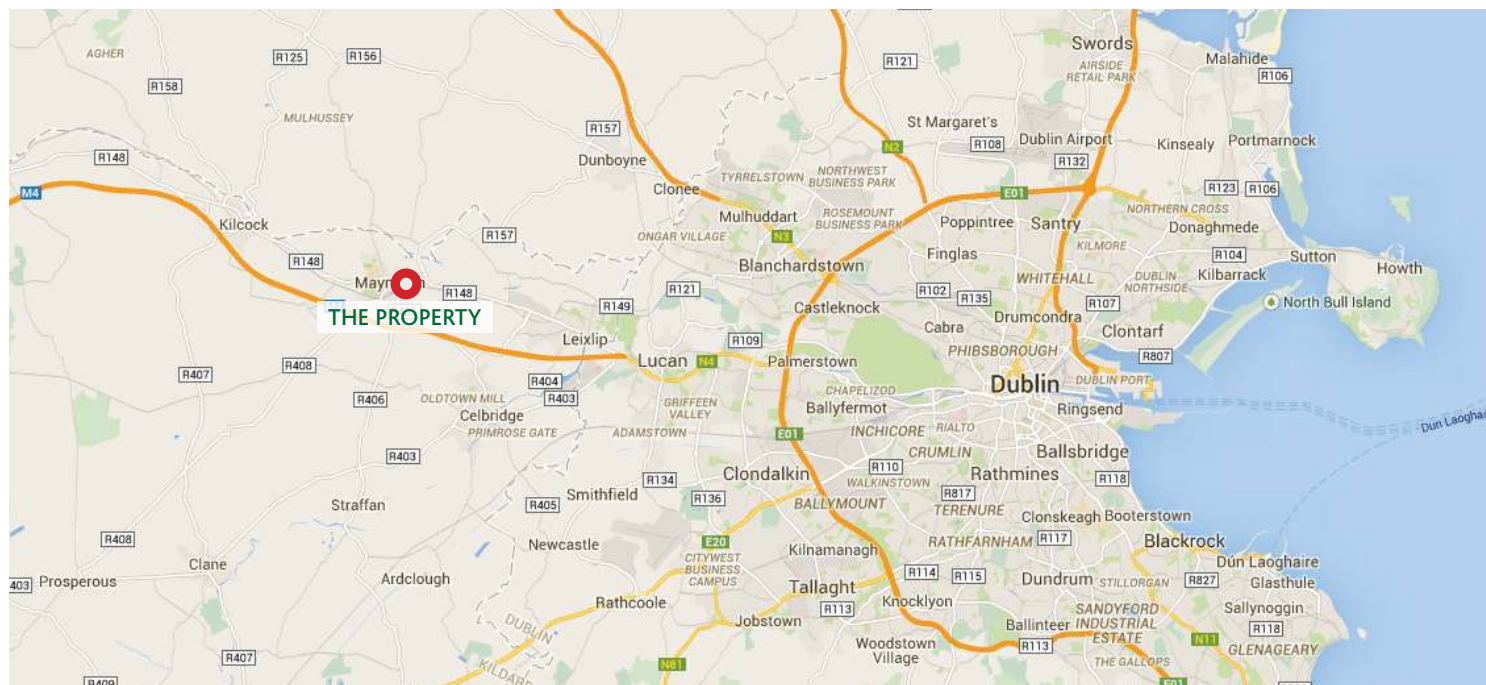
# Floor Plans

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# Directions

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## Directions

From Dublin proceed out the M4 and take slip road to Maynooth. Take the 3rd exit off roundabout and continue straight, passing Maxol station on your right. After the Maxol station take the second turn to the right into Parklands. When in the development take the second left into Castlebridge and the property for sale is on the left.

W23 W1R0

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### Contact Information

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