

Residential

Coonan
PROPERTY



24 The Crescent, Moyglare Hall, Maynooth, Co. Kildare

To register a bid on this property, please visit coonanlive.com

- Beautifully presented 3 bed home, extending to approx. 1,150 sq ft
- Exceptionally well finished property with high quality flooring and tiling throughout- ready to move straight in!
- Recently refurbished main bathroom
- Low maintenance south facing rear garden, with large Indian sandstone patio area and
- Fully cobble locked and walled driveway with parking for 2 cars.
- Ideally located in a quiet cul de sac opposite a large green area
- Moyglare Hall is conveniently located just a short stroll from Maynooth town, bus stops, schools and all local amenities.

3 bed
Semi-Detached
Approx. 1,150 sq ft

Guide Price:
€315,000

Private Treaty

coonan.com

Accommodation

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GROUND FLOOR:

Entrance Hallway	6.16 x 1.8m	Timber floor, coving, recessed light, under stairs storage.
Guest Toilet	1.45m x 1.43m	Tiled floor, w.c & w.h.b, light fitting, window.
Sitting Room	5.6m x 3.76m	Timber floor, coving, light fitting, tv point, fireplace with timber surround and granite hearth.



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Kitchen/
Dining Room

**4.42m x 3.1m/
3.1m x 3.78m**

L shaped kitchen/dining with timber floor, fitted shaker style units, walnut effect worktop, Neff 5 ring gas hob, integrated dishwasher, extractor fan, double oven, tiled splashback, venetian blinds. Double door leading to garden, curtains, light fitting.



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1st FLOOR:

Landing	2.88m x 1.8m	Attic access, hot-press, light fitting, carpet, light fitting.
Master Bedroom	3.56m x 3.8m	New carpet, fitted wardrobes, light, fitting, TV point, curtains & blind.
Ensuite	2.1m x 1.4m	Fully tiled, w.c & w.h.b., electric Mira Azure shower, window.



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Bedroom 2	3.1m x 4.2m	Carpet, fitted wardrobes, light fitting, curtains & blind.
Bedroom 3	3.27m x 2.52m	Fitted wardrobe, curtains & blind, carpet.
Bathroom	2.0m x 2.1m	Fully tiled, bath, w.c. & w.h.b., fitted vanity unit, fitted mirror, shower screen, light fitting.





Services:

Gas fired central heating
Mains water
Mains sewage

Items Included in sale:

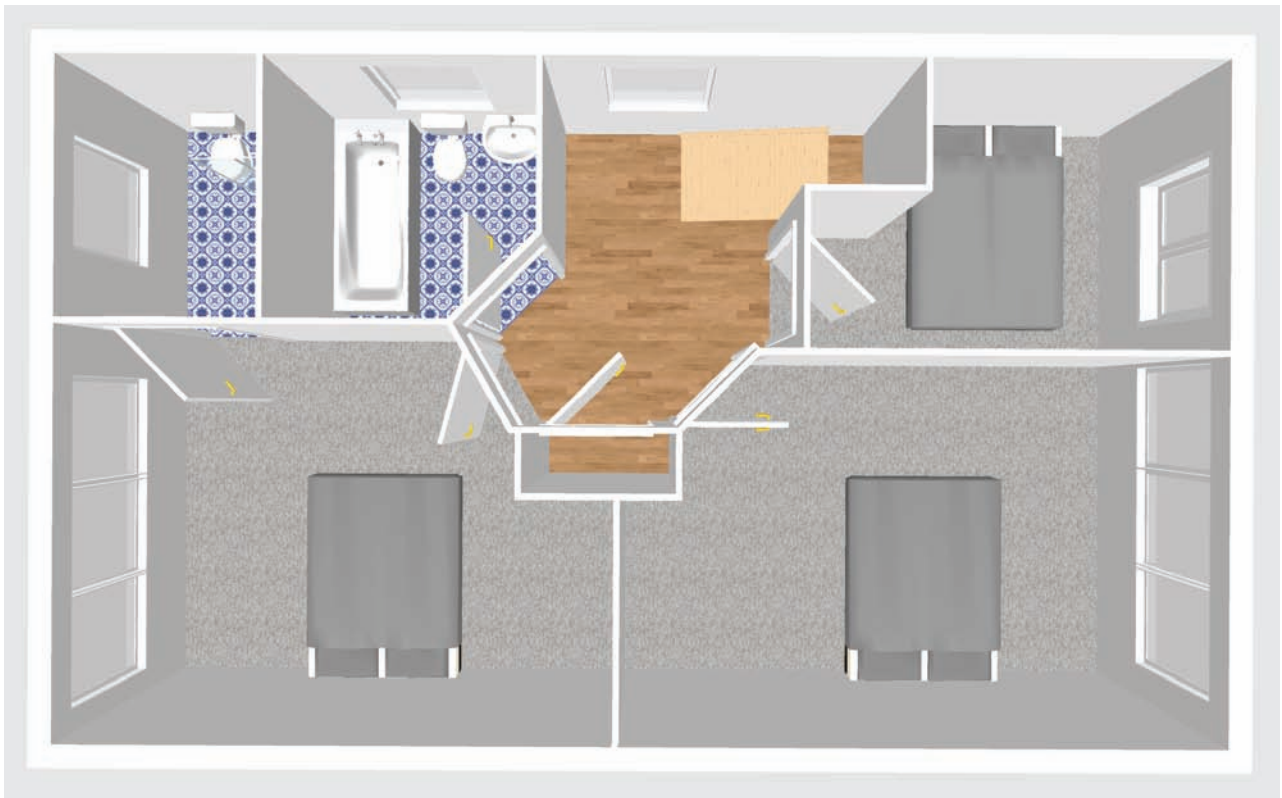
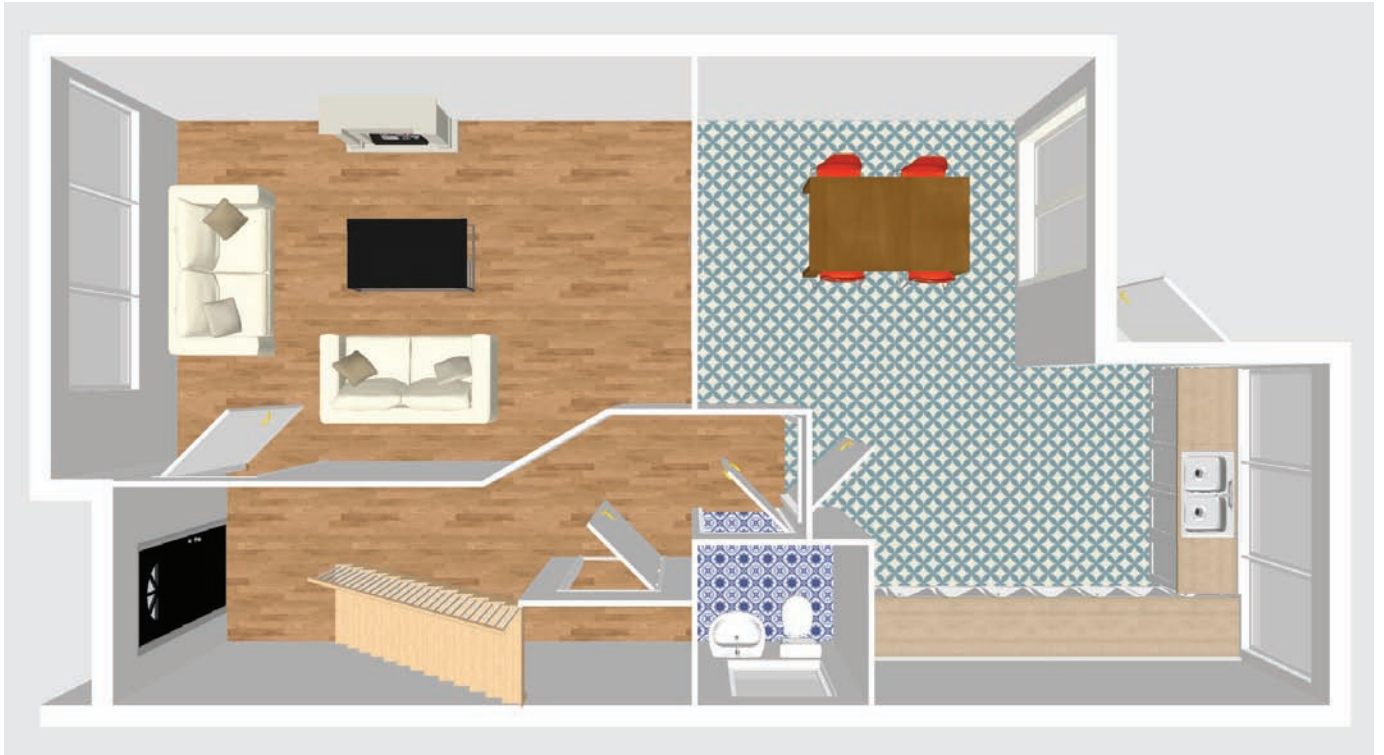
Curtains, blinds, light fittings, double oven, hob, dishwasher

Additional Information:

Approx. 106 sq.m (1,150 sq.ft)
Recently fitted main bathroom
Barna shed
South facing rear garden
Sandstone patio area
Off street parking
Side entrance
Cobble lock front driveway
Overlooking green area
Cul de sac location

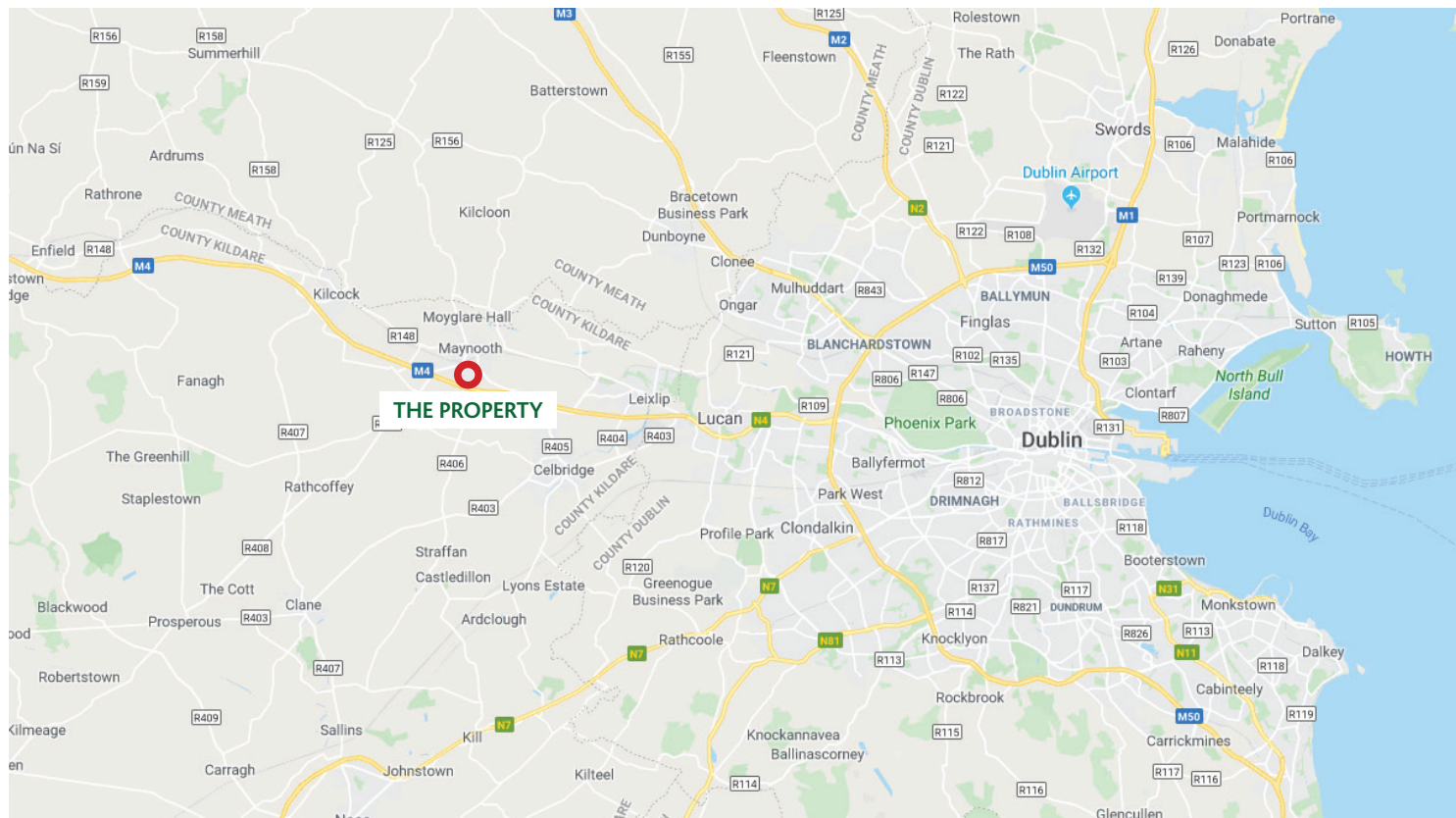
Floor Plans

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Directions

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Directions:

Eircode
W23 K7P8

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Contact Information:
Sales Person
Mick Wright
mickw@coonan.com
01 6286128

VIEWING

By prior appointment at any reasonable hour.

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