

For Sale

Asking Price: €310,000

**Sherry
FitzGerald**
Brady O'Flaherty



21 Carton Square, Maynooth,
Co. Kildare, W23 YN60

BER B2

sherryfitz.ie



**** To bid on this property, please register on www.mysherryfitz.ie****

Sherry FitzGerald Brady O'Flaherty are delighted to introduce to the market this smart, spacious and well-appointed 3 bedroom duplex property that sits in the heart of Maynooth. Located within this well-established development, the property takes benefit of the southerly aspect, flooding the property with additional natural light. No.21 has been well maintained throughout, immaculately presented and warmly decorated in bright neutral colours. Extending to approx. 1,000 sq. ft / 93 sq. m. The bright hall leads to the spacious living room with feature fireplace and bay window. The 'L' shaped open plan Kitchen cum Dining room is fully equipped with a bespoke contemporary fitted kitchen. Double French doors open onto a paved south facing private balcony terrace that gets uninterrupted light and sun all day. There is also a utility / storeroom off the terrace. Steps lead onto the lower level low maintenance gravelled garden which is approx. 14 meters in length. On the first floor there are 3 excellent sized bedrooms (master ensuite) and a family bathroom complete the accommodation internally.

Situated in one of Maynooth Town's most desirable developments, and within close proximity of the town itself, the purchaser will be only a short walk away from the vibrant and dynamic town centre, packed with great restaurants and coffee houses. This superb 3 bedroomed home has no onward chain, it will appeal to many a discerning buyer from owner occupiers to investors alike.



Special Features & Services

- Unrivalled town centre location
- Adjacent to Carton Avenue
- Delightful southerly aspect
- Not overlooked front or rear
- GFCH
- Built in 2008
- Fine sized private garden
- Annual management fee approx. €550
- Carpets, blinds & kitchen appliances included in sale

Accommodation

Entrance Hall 3.38m x 1.92m (11'1" x 6'4"): With oak flooring. Guest WC & WHB off same.

Living Room 4.90m x 3.07m (16'1" x 10'1"): With large feature bay window, attractive fireplace & oak flooring.

Kitchen / Dining 5.55m x 4.78m (18'3" x 15'8"): With bespoke contemporary fitted kitchen with ample wall & floor units. Electrical appliances included in sale. Double French doors open onto patio terrace.

Utility Room 1.75m x 1.35m (5'9" x 4'5"):

WC 1.65m x 1.90m (5'5" x 6'3"):

First Floor

Bedroom 1 2.94m x 4.78m (9'8" x 15'8"): Master bedroom, with extensive fitted wardrobes.

En-Suite 1.75m x 2.15m (5'9" x 7'1"): Ensuite with shower enclosure, WC & WHB. Quality tiling.

Bedroom 2 3.37m x 2.67m (11'1" x 8'9"): With fitted wardrobes.

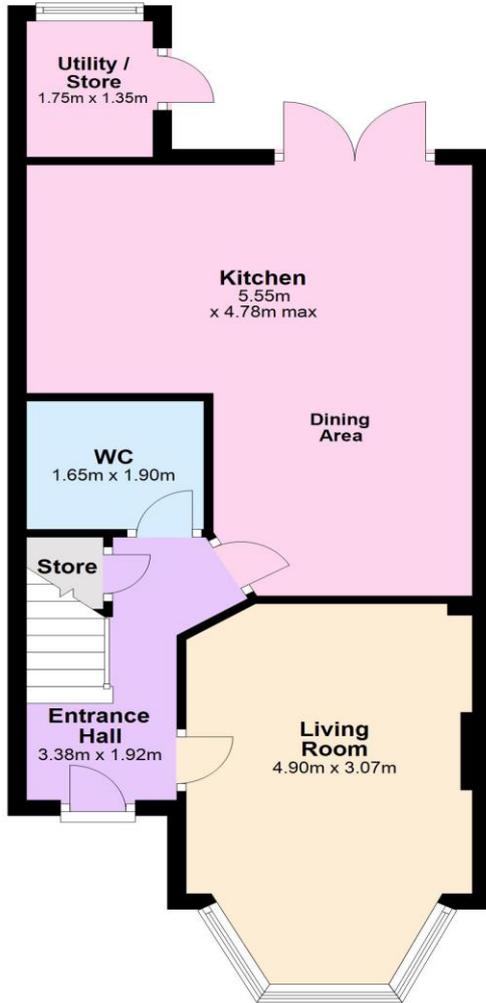
Bedroom 3 3.34m x 2.00m (10'11" x 6'7"): With fitted wardrobes.

Bathroom 1.91m x 2.15m (6'3" x 7'1"): With full bathroom suite, generous wall and floor tiling.

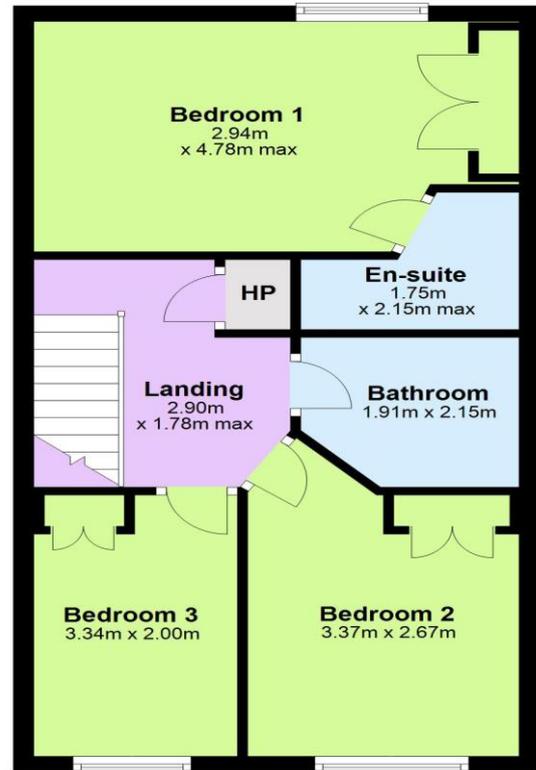
Outside With parking to the front. Private south facing terrace and low maintenance garden.



Ground Floor



First Floor



NEGOTIATOR

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