

# Residential

**Coonan**  
PROPERTY



## 1 Castledawson, Maynooth, Co. Kildare

- Spacious 4 bed semi-detached property located in a highly sought after location
- Generously proportioned living accommodation throughout
- Close to all amenities including train station & 2 primary schools on your doorstep
- Approx. floor area of 134 sq. m (1,442 sq. ft)

To register a bid on this property, please visit [coonanlive.com](http://coonanlive.com)

**Spacious 4 bed  
semi-detached**

Approx. area of  
134 sq. m /  
1,442 sq. ft.

Guide Price:

**€399,000**

**Private Treaty**

# Accommodation

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Entrance Hallway	<b>6.55m x 1.15m</b>	Coving, centre piece, phone point, alarm panel.
Guest W.C.		Vinyl floor, tiled splashback, W.C. & W.H.B.
Sitting Room	<b>3.49m x 5.12m</b>	Carpet, Open fire fireplace with marble hearth, marble inset and wood surround, dado rail, TV point. Small feature corner window.
Office	<b>2.54m x 2.47m</b>	Carpet.
Kitchen/ Dining Room	<b>2.76m x 2.56m</b> <b>2.51m x 3.75m</b>	Traditional fitted wall & floor units, tiled splashback, plumbed for dishwasher, Zanussi oven, Zanussi ceramic hob, extractor fan, sliding patio doors, integrated dining area, laminate floor.
Open Plan Lounge Area	<b>3.52m x 2.60m</b>	Tiled floor, dado rail. Sliding patio door.
Utility	<b>1.77m x 2.55m</b>	Laminate floor, integrated washing machine, back door.



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## 1ST FLOOR

Landing	<b>1.21m x 4.48m</b>	Carpet, attic access.
Storage Room	<b>2.4m x 1.68m</b>	Hot-press, carpet.
Master Bedroom Ensuite	<b>2.56m x 3.82m</b> <b>2.18m x 1.68m</b>	Fitted wardrobes, phone point, TV point, carpet. Shower, W.C. & W.H.B., carpet, tiled splashback
Bedroom 2	<b>2.75m x 3.72m</b>	Fitted wardrobes, TV point, carpet.
Bedroom 3	<b>3.64m x 3.03m</b>	Fitted wardrobes, carpet, TV point.
Bedroom 4	<b>1.96m x 3.69m</b>	Fitted wardrobes, TV point, carpet.
Bathroom	<b>1.76m x 2.19m</b>	Velux window, fully tiled W.C. & W.H.B., Triton T 90z shower, shaving mirror & light.



## Additional Information

- Approx. internal area 134 sq. m
- Security alarm
- Smoke alarm
- PVC windows
- PVC soffit & fascia
- Located at the end of a cul de saq
- Overlooking a large well maintained green area
- Gas fired central heating
- Barna shed
- Off street parking
- Side entrance
- Cul de sac location

## Viewing

By prior appointment at any reasonable hour.

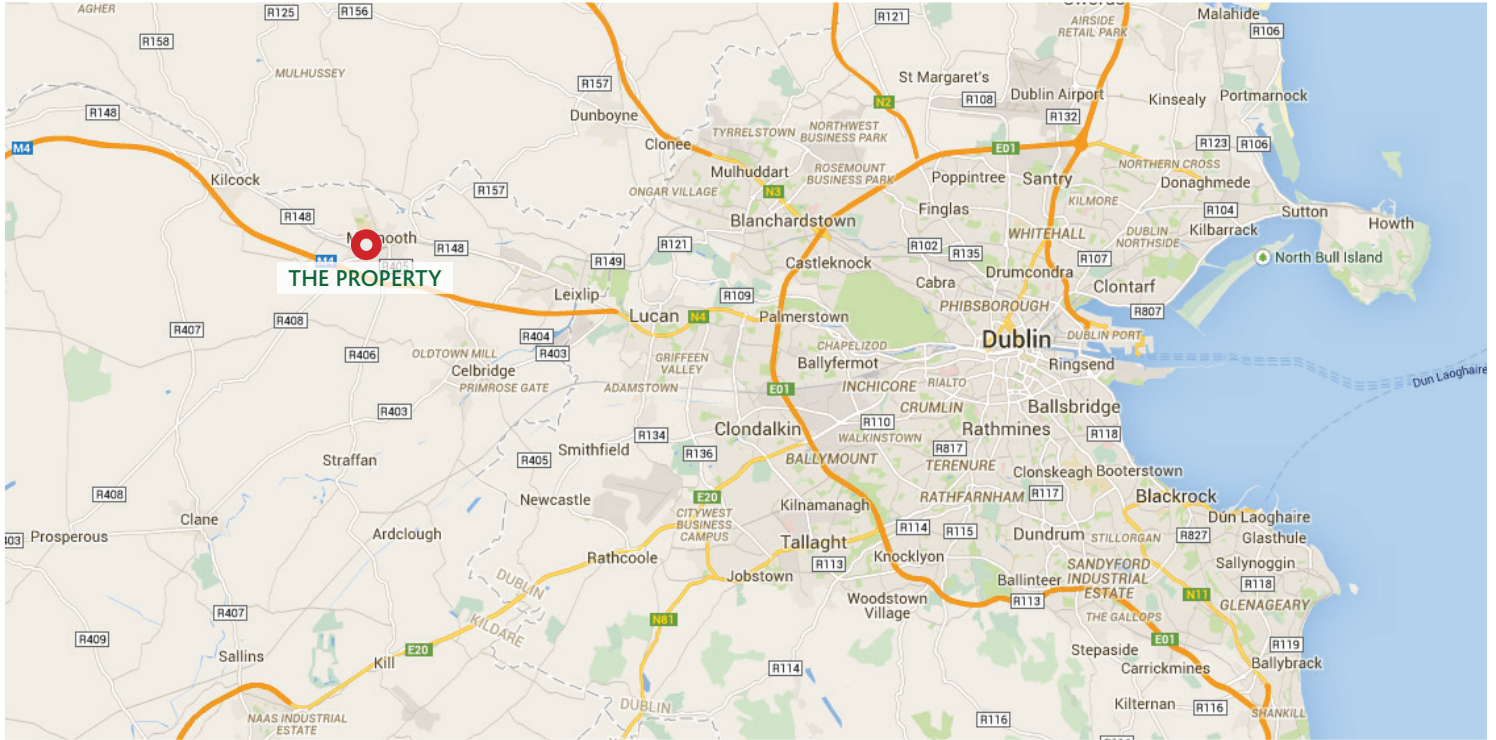
## BER

Awaiting BER Cert



# Directions

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## Directions

From Maynooth take the Newtown Road towards Rathcoffey. Proceed for approx. 1 km and you will see the development on the right. On entering the development, take the first left, and number 1 is located towards the end of the cul-de-sac.

Eircode W23 C6D

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### Contact Information

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