

Residential

Coonan
PROPERTY



Celbridge Road, Maynooth, Co. Kildare

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

- Spacious 4 bedroom detached home extending to approx. 176.5 sq.m (1,900 sq. ft.)
- Comprises large entrance hallway, living room, kitchen/dining room, second living room, utility room, 4 bedrooms including 2 with ensembles and main bathroom.
- Generously proportioned accommodation with flexibility to suit most family needs including home office.
- Gated access into a large site with ample parking and a private south facing rear garden
- Superb location on the Celbridge Road just yards from the Straffan Road junction offering easy access to Maynooth Train station, town centre, schools and bus stops are just a stones throw away.

[coonan.com](https://www.coonan.com)

4 bedroom
detached
approx.
2,000 sq. ft.

Guide Price:

€525,000

Private Treaty

Accommodation



GROUND FLOOR:

Entrance Hall	7.36m x 1.47m	With alarm panel, telephone point, under stairs storage and carpet flooring.
Bedroom 1/Study	2.46m x 3.39m	With carpet flooring, curtains and phone point.
Bedroom	2.97m x 3.46m	With built in wardrobes, curtains and carpet flooring.



Accommodation



Main Bathroom	2.47m x 2.08m	With bath, w.c. and w.h.b. Lino floor and part tiled walls.
Living Room	5.69 x 3.96m	Large living space with feature bay window, open fireplace with carved timber mantle, TV and phone points and carpet flooring.
Living/Dining / Lounge area	3.89m x 4.10m	With feature bay window, carpet floor, TV and phone points, double doors leading to:



Accommodation

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Kitchen/Dining

6.27m x 4.56m

With fully fitted custom made oak kitchen incorporating granite worktop, extractor fan, integrated Bosch dishwasher, Bosch hob, oven and fridge/freezer. tiled floor and splash-back and French doors to rear garden.

Utility Room

1.76m x 2.88m

With tiled floor, alarm panel, oil boiler, plumbed for washing machine. Door to rear garden.



Accommodation



1st FLOOR:

Landing		With pine solid timber floor, double size hot press with shelving and Velux window.
Bedroom 1	4.27m x 4.37m	Large double with wall to wall wardrobes, pine floor and TV point.
Ensuite	2.07m x 1.78m	Fully tiled, corner shower with instant Triton Aspirante shower fitted, w.c. and w.h.b. Velux window.
Bedroom 2	5.53m x 4.40m	With extensive range of custom built wardrobes, pine floor, TV and phone points
Ensuite	1.75m x 2.06m	Fully tiled, corner shower with instant Triton Aspirante shower fitted, w.c. and w.h.b. Velux window



Floor Plans





Additional Information:

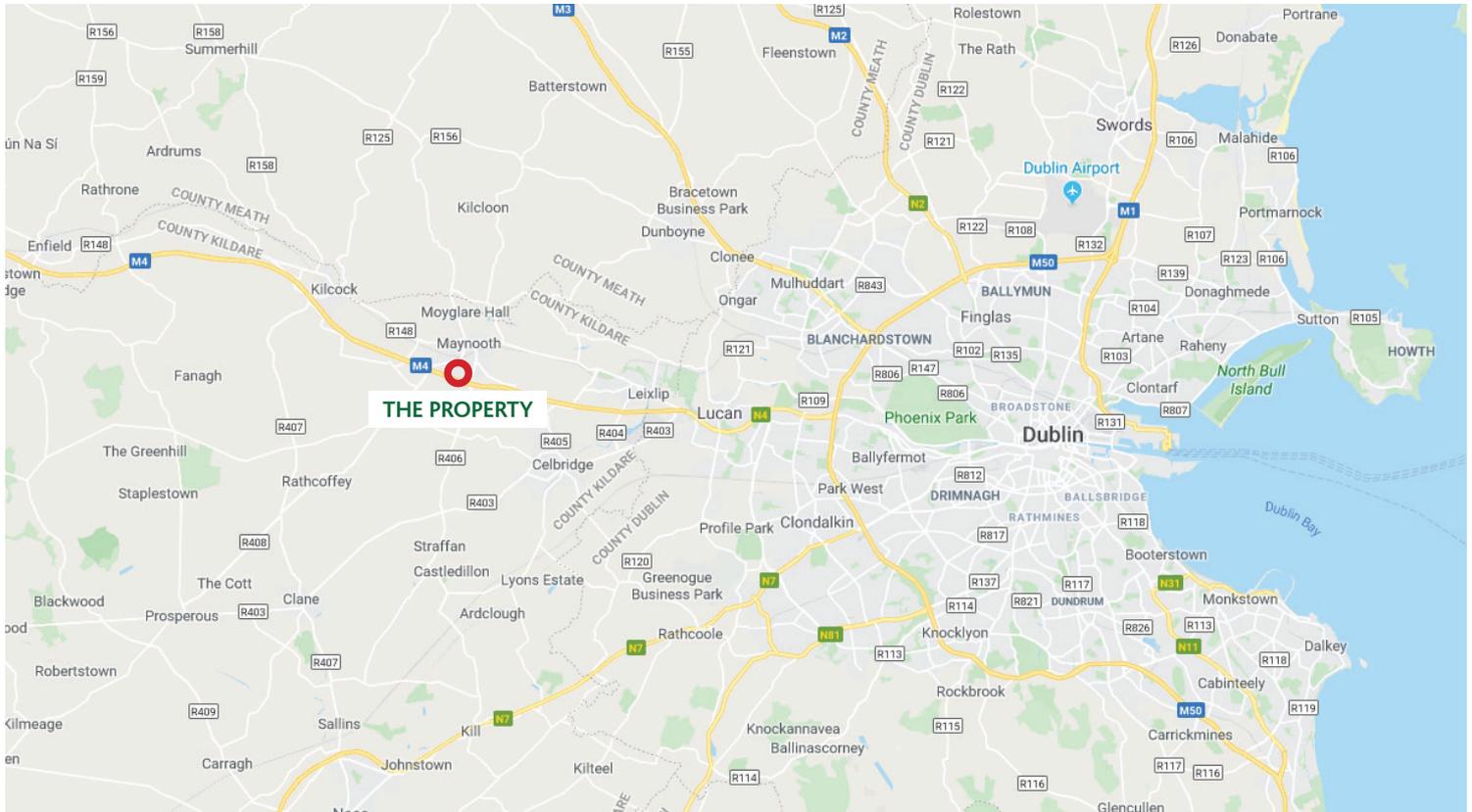
Large detached family home of approx. 1,900 sq.ft
Double glazed windows, Scandinavian pine with K glass
Property Built in 2004
New condensing oil boiler – fitted in January 2020
3 zoned heating system controls
Recently improved plumbing system
South facing rear garden not overlooked
Landscaped gardens to the front and rear
5 min walk to the train station
67 bus route runs adjacent to the property
Large driveway accommodates 4/5 cars
Outside water tap
PVC fascia, soffit and gutters
Gated front entrance with Mourne granite walls and piers
Large Private site
Fully alarmed
Pine internal doors, skirting and architraves with a low maintenance lacquer finish.
Solid oak wood kitchen with granite work tops

Items Included in sale:

Carpets, curtains, integrated kitchen appliances

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 Esso petrol station on your right. Turn right after the Maxol petrol station signposted for Celbridge and the property is the 2nd house on the right

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Contact Information:
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VIEWING

By prior appointment at any reasonable hour.

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