

# Residential

**Coonan**  
PROPERTY



## Celbridge Road, Maynooth, Co. Kildare

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

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

Guide Price:

**€525,000**

Private Treaty

# Accommodation

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## 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.



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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:



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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.

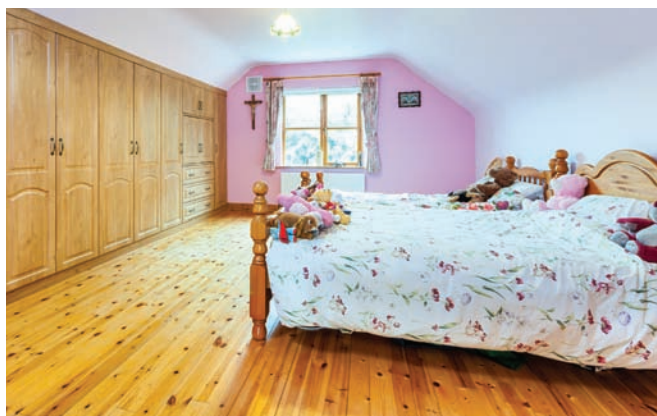


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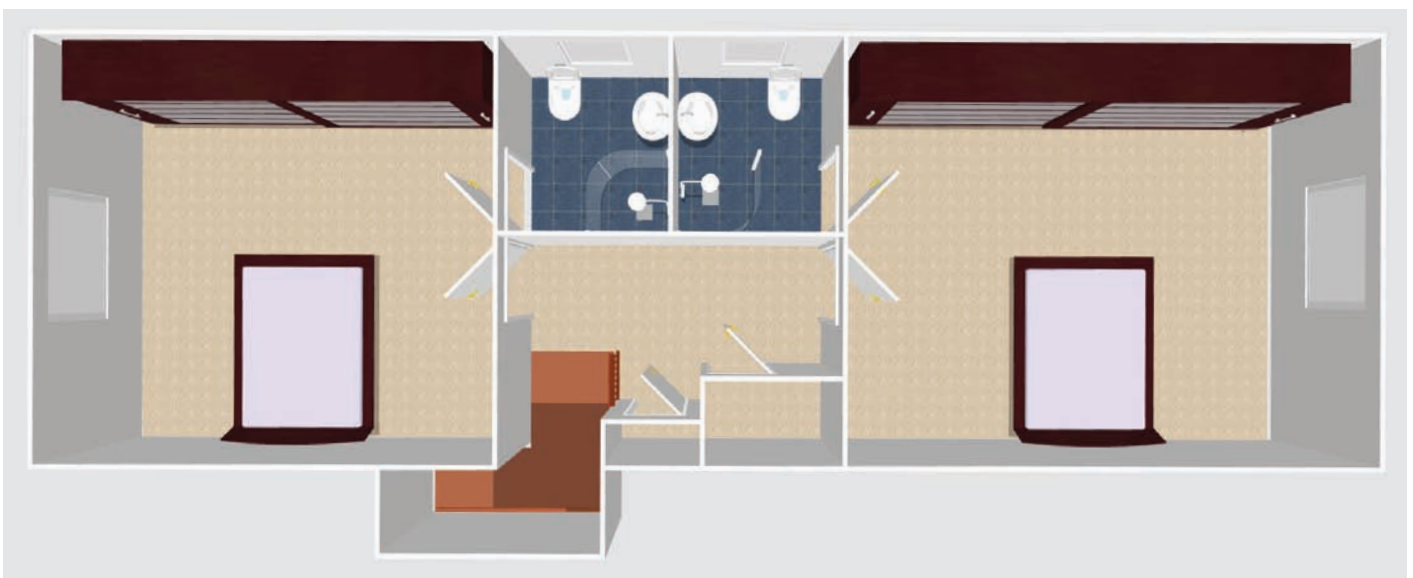
## 1st FLOOR:

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

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## Additional Information:

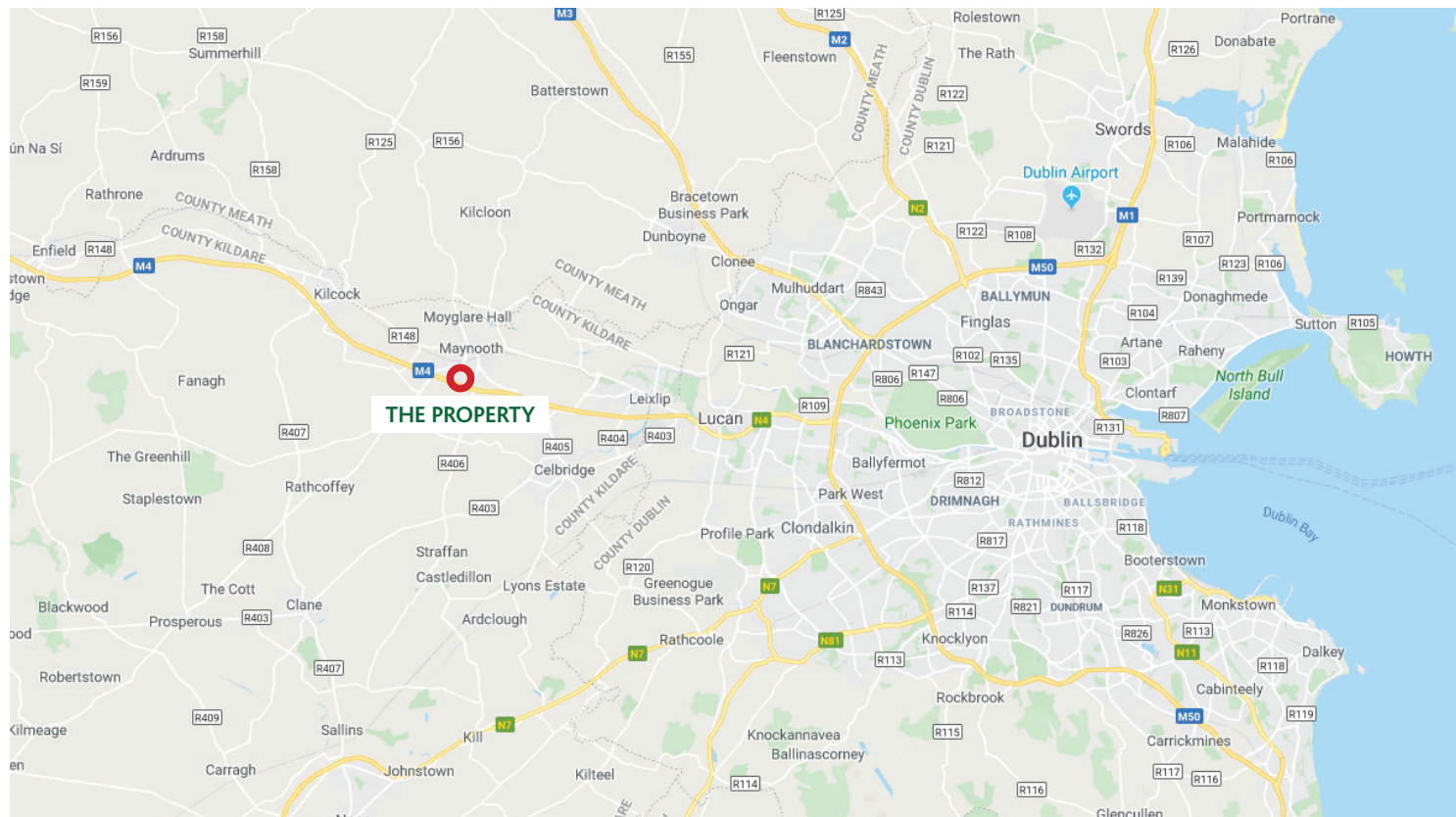
Large detached family home of approx. 1,900 sq.ft  
 Double glazed windows, Scandinavian pine with K glass  
 Property Built in 2004  
 New condensing oil boiler – fitted in January 2020  
 3 zoned heating system controls  
 Recently improved plumbing system  
 South facing rear garden not overlooked  
 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:  
Edward Cummins  
edwardc@coonan.com  
01 6286128

## VIEWING

By prior appointment at any reasonable hour.

**COONAN**  
PENSIONS & MORTGAGES

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**BER**

**BER C3**

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