

Residential

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Harbour House, Leinster Street, Maynooth, Co. Kildare

- Coonan Property proudly presents Harbour 'Bean' House – A rare and historic residential/commercial opportunity in the very heart of Maynooth Town Centre
- Elegant period residence dating back to c. 1760, set over three floors, situated on a generous site extending to approx. 415 sq.m. (0.04 ha), including an extensive yard and outbuildings
- Prime town centre location with exceptional development potential in one of Ireland's fastest-growing and most sought-after towns
- Feasibility study completed, highlighting the site's strong potential for student accommodation or other mixed-use schemes (subject to planning permission)
- Offers vehicular access to the rear, enhancing functionality for future development or commercial use
- Strategically positioned on Leinster Street, a stone's throw from Maynooth University, Maynooth Train Station and a full range of shops, restaurants, cafés, and amenities
- A standout opportunity to restore, repurpose or redevelop a significant historic property in a thriving university town
- Ideal for investors, developers, or owner-occupiers seeking a high-profile site with both heritage and future value

**4 bedroom Harbour
'Bean' house extending
to approx. 172 sq. m
(1,841 sq. ft)**

Guide Price:

€1,500,000

Private Treaty

Accommodation

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Entrance
Hallway

2.48m x 1.77m

Parquet flooring, light fitting and under stair storage.

Living Room

4.52m x 4.8m

Carpet, feature fireplace with tiled hearth, open fire, light fitting, wall lights and window shutters.

Second
Hallway

4.4m x 0.84m

Lino floor covering and access to back yard.



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Kitchen

4.07m x 3.44m

Lino floor covering, fitted wall and floor units, light fitting, oil fired stove and fully plumbed.

Ground Floor
Bathroom

3.83m x 1.28m

Floor covering, bath, w.c., w.h.b. and light fitting.

Landing

Carpet, light fitting.



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Shower Room **2m x 2.47m**

Tiled flooring, shower cubicle, w.c., w.h.b., light fitting and extractor fan.

**First Floor
Landing** **2.04m x 4.88m**

Access door, coving and light fitting.

Bedroom 1 **4.9m x 4.9m**

Carpet, coving, marble feature fireplace with tiled hearth and two windows with shutters.



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Bedroom 2 **4.43m x 4.85m** Timber flooring, feature fireplace with tiled hearth, two windows with shutters, coving, light fitting, built in storage and hot-press.

Bathroom **2.48m x 1.81m** Lino floor covering, w.c., w.h.b., window and electric heater.

**Second Floor
Landing** **4.9m x 2.06m**



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Bedroom 3 **4.77m x 4.91m** Carpet, cast iron feature fireplace, two windows with shutters and high ceilings (2.93m).

Bedroom 4 **4.99m x 4.58m** Timber flooring, feature fireplace, two windows with shutters and electric heater.

Back Yard **22.5m x 12m** Covered shed area with galvanised roof (11m x 8.9m).
Outbuilding (5m x 5.96m).
Archway leading onto street with access for vehicles.



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Additional Information:

Gross internal floor area 171.87 sq.m
(1,841 sq.ft)
Period residence dating back to c. 1760

Services:

Mains water
Oil fired central heating

Items Included in sale:

Fixtures & fittings.



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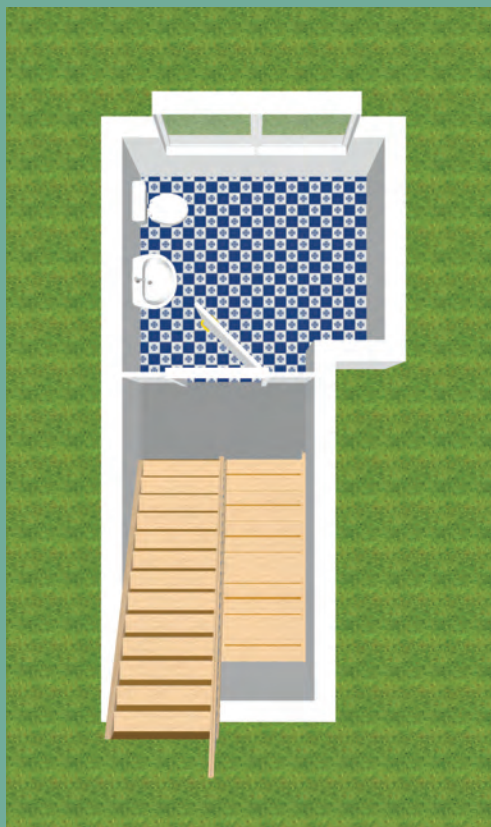
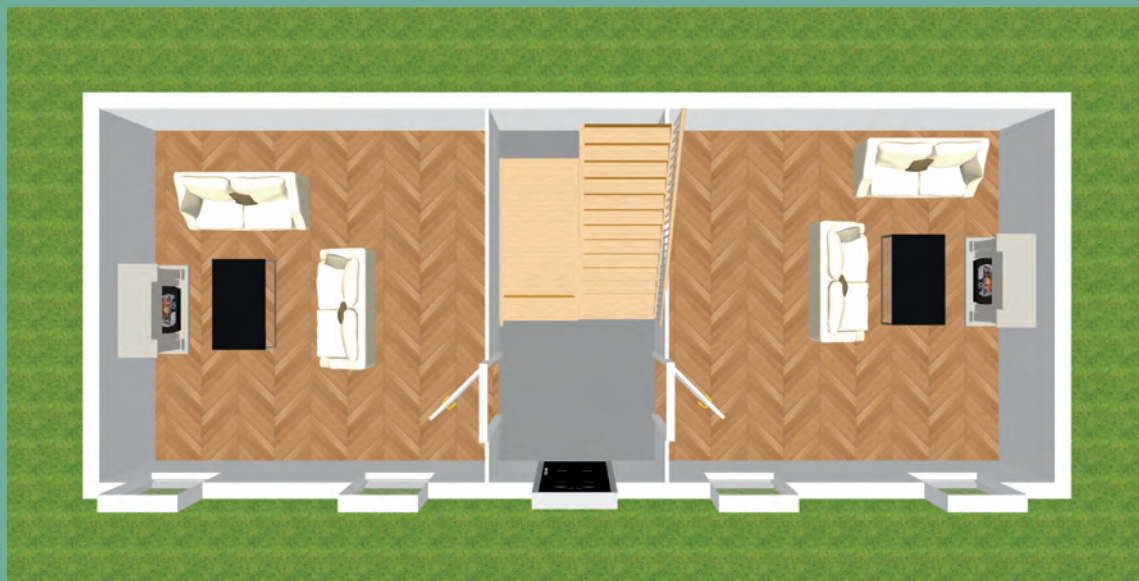
Floor Plans

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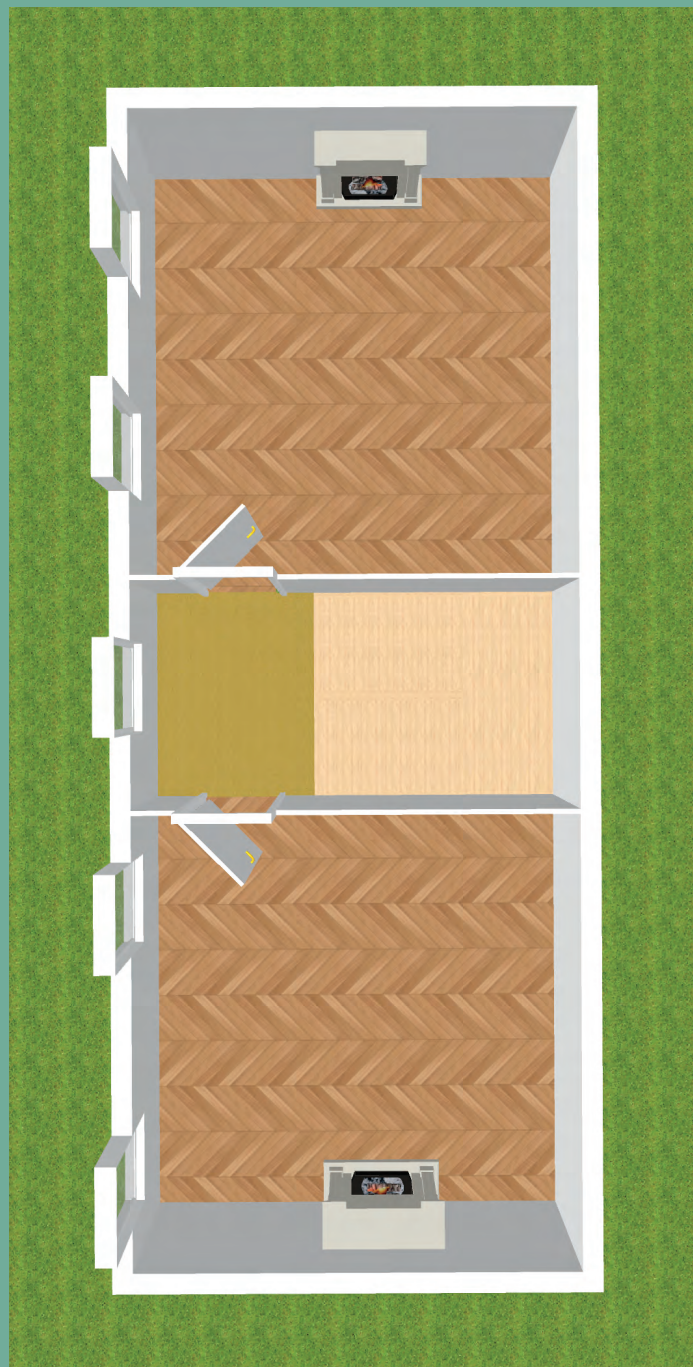
Floor Plans

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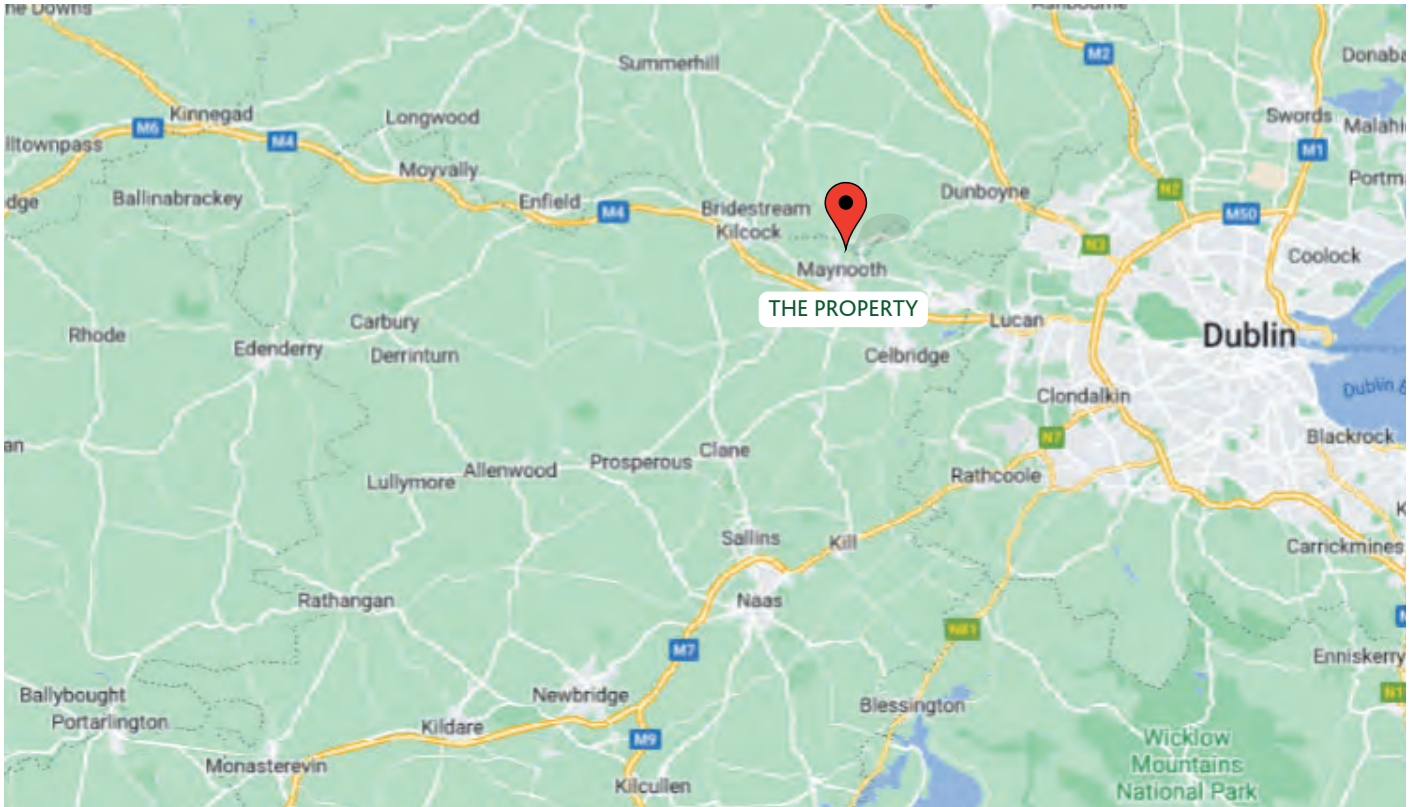
Floor Plans

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Directions

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Directions

W23 H5X8

BER

Exempt

Viewing

By prior appointment at any reasonable hour.

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Contact Information:

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