

# Residential

**Coonan**  
PROPERTY



## 2 Beaufield Grove, Maynooth, Co. Kildare

- Coonan Property is proud to present this superb B-rated four-bedroom home, ideally positioned on a quiet cul-de-sac just a short stroll from Maynooth town centre and University
- Originally built c. 1990, the property has been fully refurbished in 2017 and now offers a stylish, contemporary home in turnkey condition
- Extending to approximately 120 sq.m, the spacious layout includes an entrance hall, guest WC, living room, open-plan kitchen/dining room, playroom, utility room, four bedrooms (master ensuite), and a family bathroom
- Finished to an exceptional standard throughout, featuring a bespoke oak and glass staircase, sleek high-gloss kitchen, elegant mix of oak and porcelain flooring, and a modern inset wood-burning stove
- Includes a valuable second living space—ideal as a home office, playroom, gym, or additional lounge area
- Attractive exterior with ample off-street parking and a front lawn, complemented by a beautifully landscaped rear garden with granite patio areas, mature planting, and a block-built shed
- Prime location within walking distance of Maynooth University, Manor Mills Shopping Centre, the train station, and all town centre amenities
- Beaufield offers excellent access to the M4 motorway, with Dublin city, the airport, and surrounding areas reachable in just 30 minutes

4 bedroom home  
extending to approx.  
120 sq.m (1,292 sq.ft)

Guide Price:

**€545,000**

**Private Treaty**

# Accommodation

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## Entrance Hallway

**4.55m x 1.73m**

Composite front door, porcelain tiled floor, recessed lights, bespoke glass and oak stair case, alarm panel and under stair storage.

## Guest W.C.

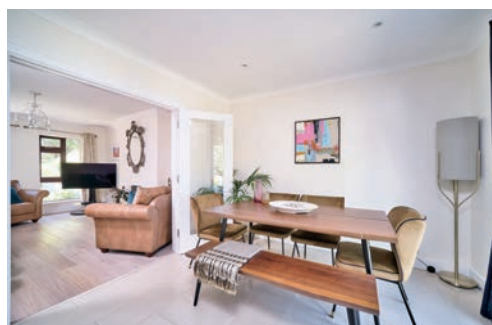
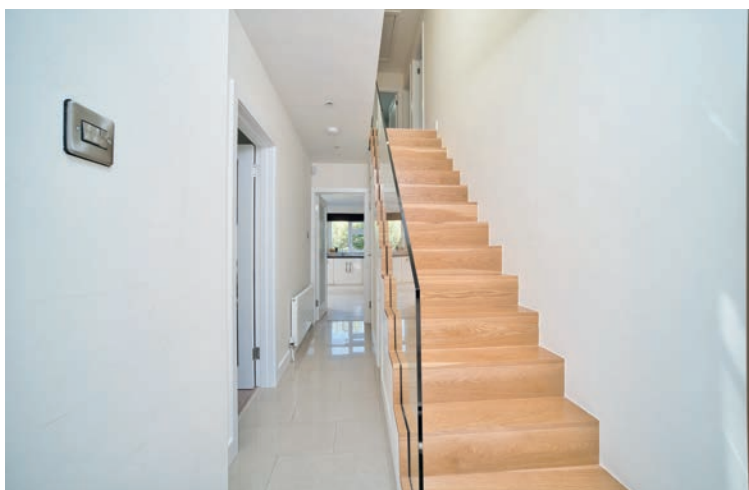
**0.8m x 1.55m**

Porcelain tiled floor, w.c., w.h.b., light fitting and extractor fan.

## Kitchen/Dining

**5.6m x 4.24m**

Porcelain tiled flooring, cream high gloss wall and floor units, oven, electric hob, extractor fan, stainless steel sink, fully plumbed, integrated fridge freezer, recessed lights, coving, double French doors leading to patio area and double glass panelled doors leading into living area.





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**Living Room**     **4.85m x 3.7m**

Oak flooring, wood burning stove with granite hearth, curtains, blinds, coving and TV point.

**Study/Gym Room**     **2.28m x 2.3m**

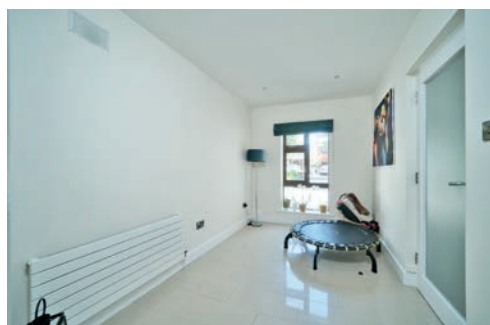
Porcelain tiled flooring, recessed lights and blinds.

**Utility Room**     **1.6m x 2.28m**

Pocket door access, porcelain tiled flooring, fully plumbed, storage units and light fitting.

**Landing**     **2.56m x 1.8m**

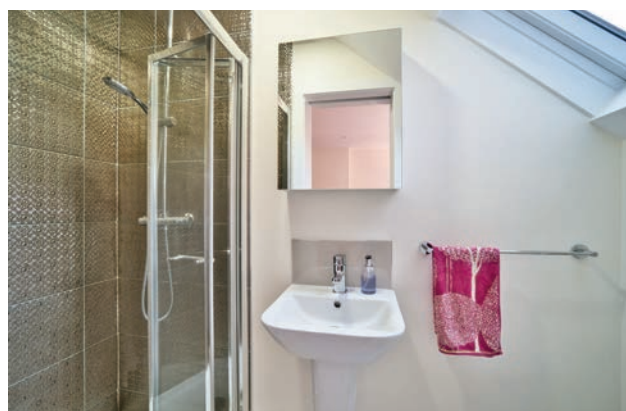
Oak flooring, attic access via folding ladder, hot-press, Velux window and recessed lights.



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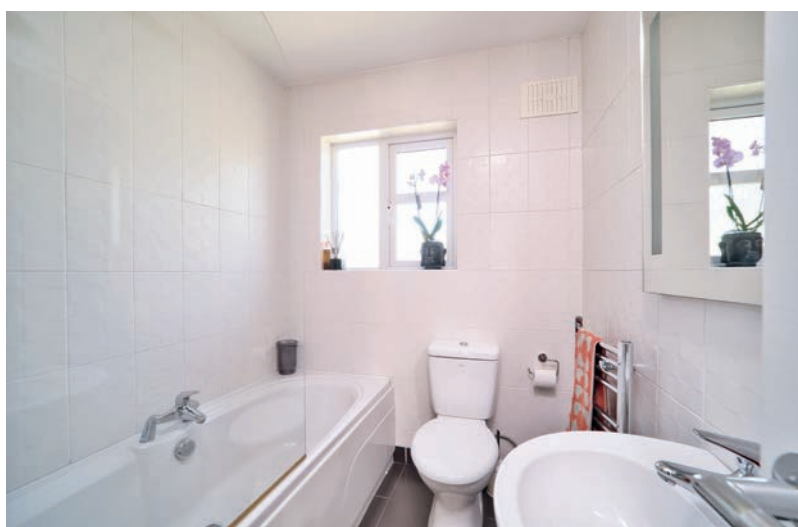
Master Bedroom	3.67m x 4.13m	Oak flooring, fitted wardrobes, recessed lights and two roman blinds.
En-suite	1.05m x 2.28m	Pocket door, porcelain tiled floor, semi tiled walls, shower cubicle with monsoon shower head, w.c., w.h.b. toiletries cabinet, light fitting, extractor fan and Velux window.
Bedroom 2	3.68m x 3.24m	Oak flooring, sliding wardrobes, light fitting and roman blinds.
Bedroom 3	2.45m x 3.24m	Oak flooring, free standing wardrobe, light fitting and roman blinds.



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Bedroom 4	2.45m x 2.49m	Oak flooring, recessed lights and roman blinds.
Bathroom	2.34m x 1.78m	Fully tiled, bath with shower screen and monsoon shower head, w.c., w.h.b., fitted mirror with lighting, chrome heated towel rail, extractor fan and light fitting.
Garden	11.2m x 9.43m	2 x granite patio areas, mature trees and shrubs, lawn area and block built shed (2.24m x 3.2m).





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## Additional Information:

Gross internal floor area approx. 120 sq.m  
(1,292sq. ft)  
Year of construction c.1990  
Renovated in 2017  
TRV on radiators  
Fully alarmed  
Chrome sockets and switches throughout  
All new doors throughout  
PVC windows throughout  
Block wall surround rear garden  
Gated side entrance  
PVC fascia and soffits

## Items Included in sale:

Oven, electric hob, extractor fan, stainless steel sink, fully plumbed, integrated fridge freezer, blinds and some light fittings.

## Services:

Mains water  
Oil fire central heating  
Solar pv panels producing electricity and hot water

## Entrance Driveway:

Driveway with lawn and flower beds.



# Floor Plans

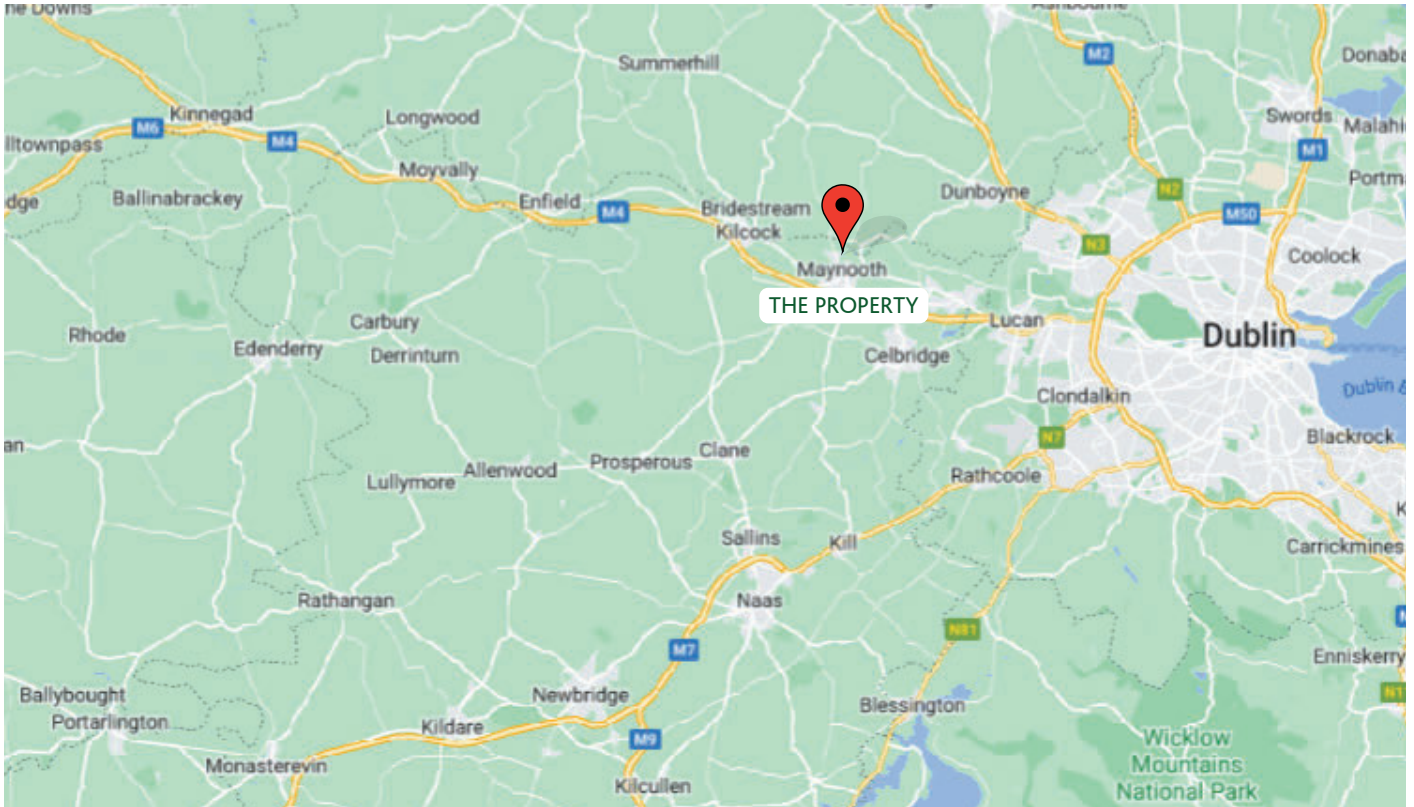
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# Directions

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## Directions

W23 N2V6

**BER**

**BER B3**

## Viewing

By prior appointment at any reasonable hour.

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### Contact Information:

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