

Residential

Coonan
PROPERTY



34 The Green, Moyglare Hall, Maynooth, Co. Kildare

To register a bid on this property, please visit coonanlive.com

- Exceptional 5 bed home extending to approx. 175sqm
- Very large west facing rear garden
- High end finish throughout including solid oak kitchen with granite worktops
- Generously proportioned room sizes with the added bonus of an office room on 2nd floor.
- Ample off-street parking to front with a large green area close by
- Located just a short stroll from Maynooth Village, new schools, GAA club and all the excellent amenities Maynooth has to offer.

coonan.com

5 bedroom
semi detached
approx. 175sqm

Guide Price:
€480,000

Private Treaty

Accommodation

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GROUND FLOOR:

Entrance Porch

Entrance Hallway	6.63m x 2.01m	Solid oak floor, under stairs storage, light fitting, coving.
Guest Toilet	1.48m x 1.5m	Front door access, attic access, solid wood floor.
Guest Toilet	1.38m x 0.98m	Tiled floor, w.c & w.h.b. extractor fan and light fitting.
Sitting Room	3.93m x 6.31m	Carpet, coving, light fitting, bay window with roman blind, open fire with stone surround and granite hearth.



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Kitchen

**6.33m x 2.68m/
3.29m x 2.64m**

Tiled floor, solid oak kitchen units with granite worktops and upstand, Belfast sink, Stoves range cooker, LG American style fridge-freezer, dishwasher, light fitting, double door leading to decking and garden area, Velux windows, roller blind.

Dining Room

4.31m x 3.13m

Tiled floor, coving, light fitting, shutters, opening to Kitchen.



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1st FLOOR:

Landing	3.31m x 1.54m	T & G floor, stairs leading to 2nd floor.
Bedroom 2	4.25m x 3.15m	T&G floor, light fitting, bay window, roman blind, fitted wardrobes.
Ensuite	1.25m x 2.4m	Tiled floor and wet area, w.c & w.h.b, shower, light fitting, extractor fan, chrome heated towel rail.
Bedroom 3	3.03m x 3.03m	T&G floor, fitted wardrobes, light fitting, curtain rail.



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Bedroom 4	2.94m x 3.0m	T&G wood floor, light fitting, curtain rail, fitted wardrobes, TV point.
Bedroom 5	3.1m x 2.81m	T& G floor, fitted wardrobes, light fitting.
Bathroom	3.28m x 1.71m	Tiled floor, w.c & w.h.b., bath with shower screen, mirror.



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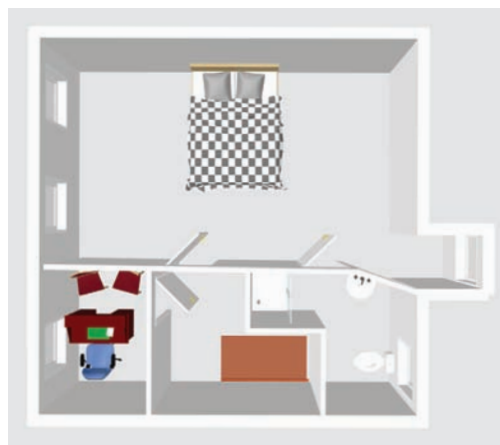
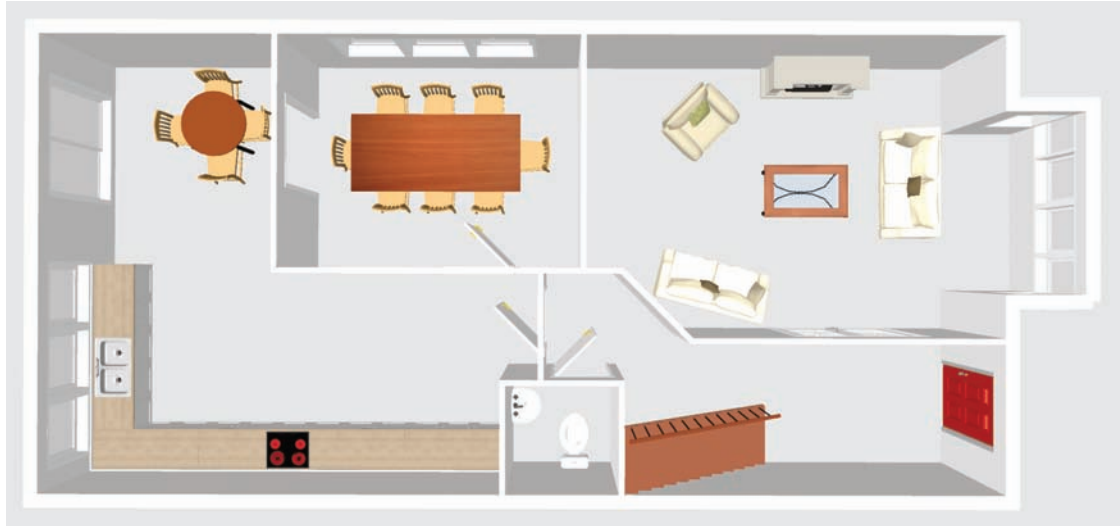
2nd FLOOR:

Master Bedroom	3.84m x 6.1m	Carpet, fitted wardrobes, TV point, Velux windows, Light fitting, alarm panel, access to eaves storage, attic access.
Ensuite	2.28m x 1.51m /1.3m x 0.91	Tiled floor, light tunnel, extractor fan, w.c & w.h.b, fitted vanity unit with mirror, shower.
Storage/Office	1.64m x 2.22m	Light tunnel, light fitting, T&G floor.



Floor Plans

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Services:

Gas fired central heating
Mains water
Mains sewage
Outside electricity supply
Outside tap

Items Included in sale:

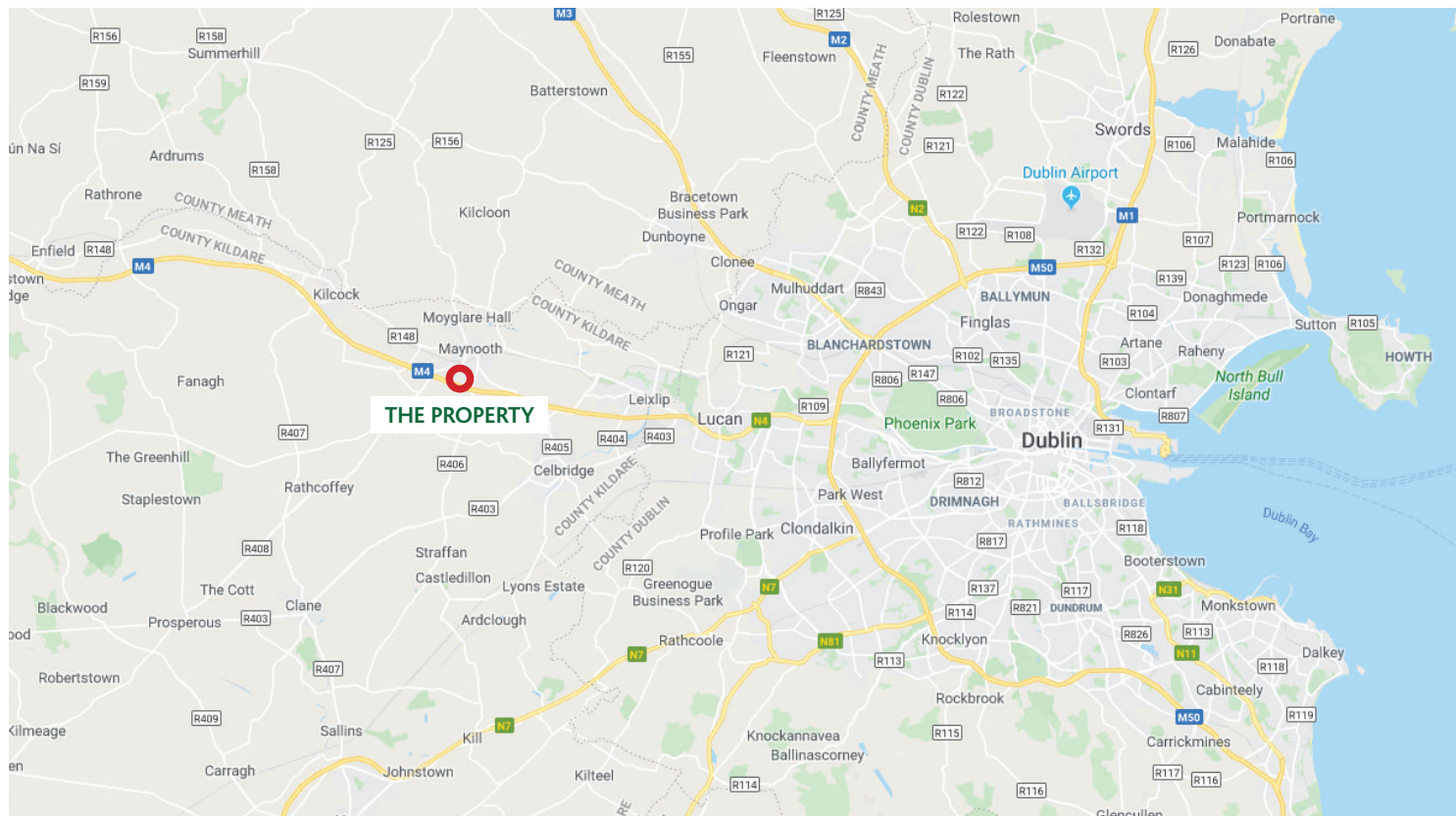
Light fittings, Stoves cooker,
fridge- freezer, dishwasher, blinds.

Additional Information:

Oak internal doors throughout property
Central vacuum system
Security alarm
Smoke alarms
Cobblelock driveway with parking for up to 3 cars
Large south facing rear garden 21m x 11.7m
Not overlooked to the rear
Large decking area
Wide side entrance
Steel shed
Steel frame gate
Maintenance free exterior
PVC fascia and soffit
Landscaped garden with raised flower beds
Mature plants and trees

Directions

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Directions:

Eircode
W23 Y9E2

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Contact Information:
Mick Wright
mickw@coonan.com
01 6286128

VIEWING

By prior appointment at any reasonable hour.

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