

Residential

Coonan
PROPERTY



25 Geraldine House, Lyreen Manor, Maynooth, Co. Kildare,

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

- Stunning 2 bedroom apartment with panoramic views of Maynooth and surrounding countryside
- Extending to approx. 75 sq.m (807 sq ft), the property comprises main hallway, open plan living/kitchen area, 2 bedrooms and 2 bathrooms
- Both bedrooms are generously proportioned and the apartment comes with 2 storage closets
- Large balcony facing south west with amazing views across the treeline and the Maynooth University
- This apartment is located in the centre of the University town of Maynooth just a stone's throw from all local amenities

2 bedroom
apartment
75 sq.m (807 sq ft)

Guide Price:
€265,000

Private Treaty

Accommodation

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GROUND FLOOR:

Entrance Hallway **3.13m x 3.6m**

Tiled flooring, light fittings, utility room and storage cupboard.

Living/Dining Room **3.27m x 8m**

Timber flooring, fireplace with granite hearth, wall lights, t.v. point, curtains and balcony.



Accommodation

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Kitchen

1.56m x 3.22m

Tiled flooring, fitted wall and floor units, oven, hob, extractor fan, dishwasher, and light fitting.



Accommodation

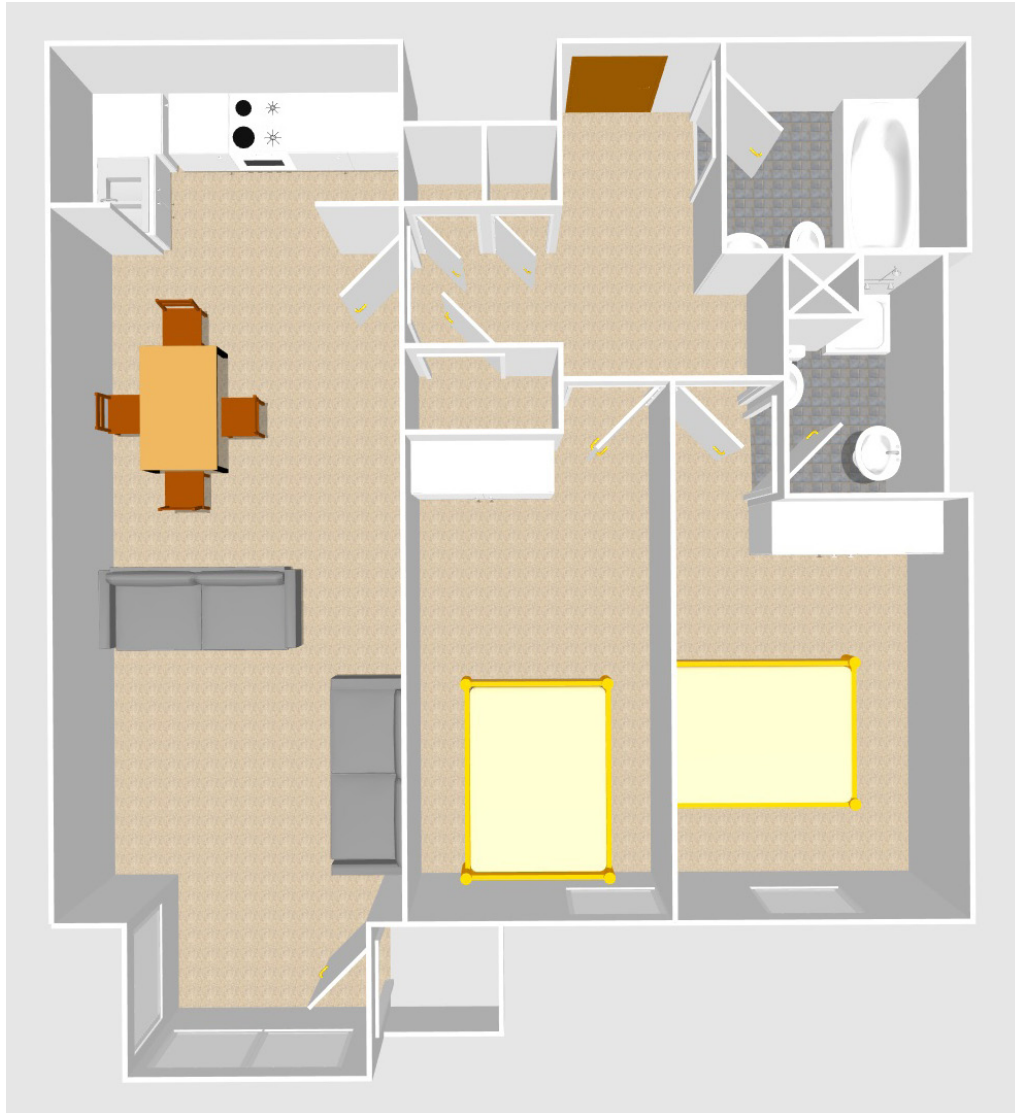
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Master Bedroom	5.1m x 2.7m (including ensuite)	Timber flooring, fitted wardrobes, t.v. point, curtains and light fitting.
Ensuite		Fully tiled, shower cubicle, w.c., w.h.b., extractor fan, fitted mirror with shaving light and light fitting.
Bedroom 2	5.21m x 2.46m	Timber flooring, fitted wardrobes, t.v. point, curtains and light fitting.



Floor Plans

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Additional Information:

Overall size approx. 75sq.m
 South west facing
 Built c. 2004
 Smoke alarms
 One designated parking space
 Intercom
 Secure gated development with lift access

Services:

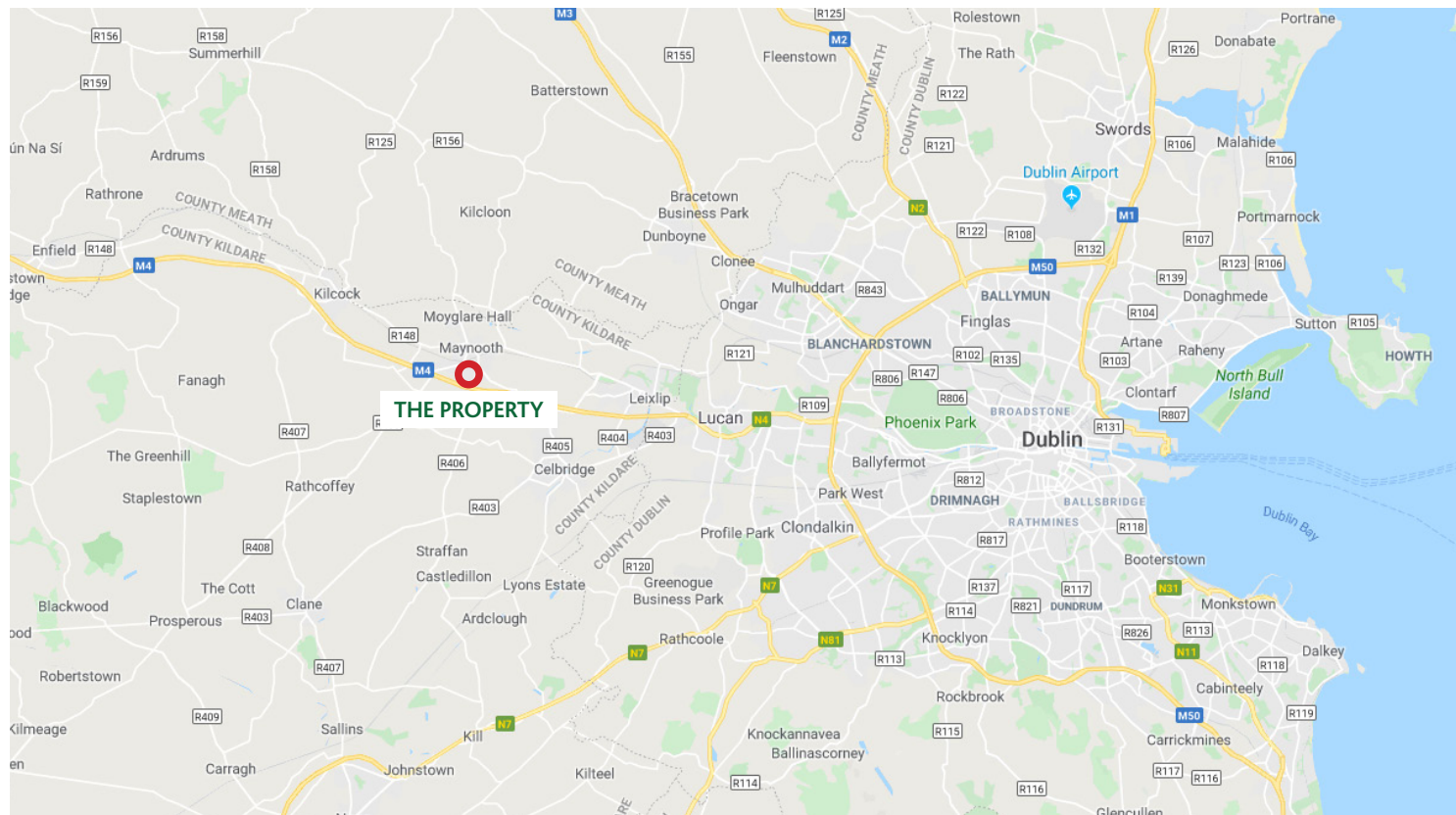
Gas fire central heating
 Mains water
 Mains sewerage

Items Included in sale:

Oven, hob, extractor fan,
 dishwasher, curtains and
 light fittings.

Directions

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Directions:

Eircode
W23 KW89

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Contact Information:

Sales Person
Mick Wright
01 6286128

VIEWING

By prior appointment at any reasonable hour.

BER **BER B3**

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