

# Residential

**Coonan**  
PROPERTY



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

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



## 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.



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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.



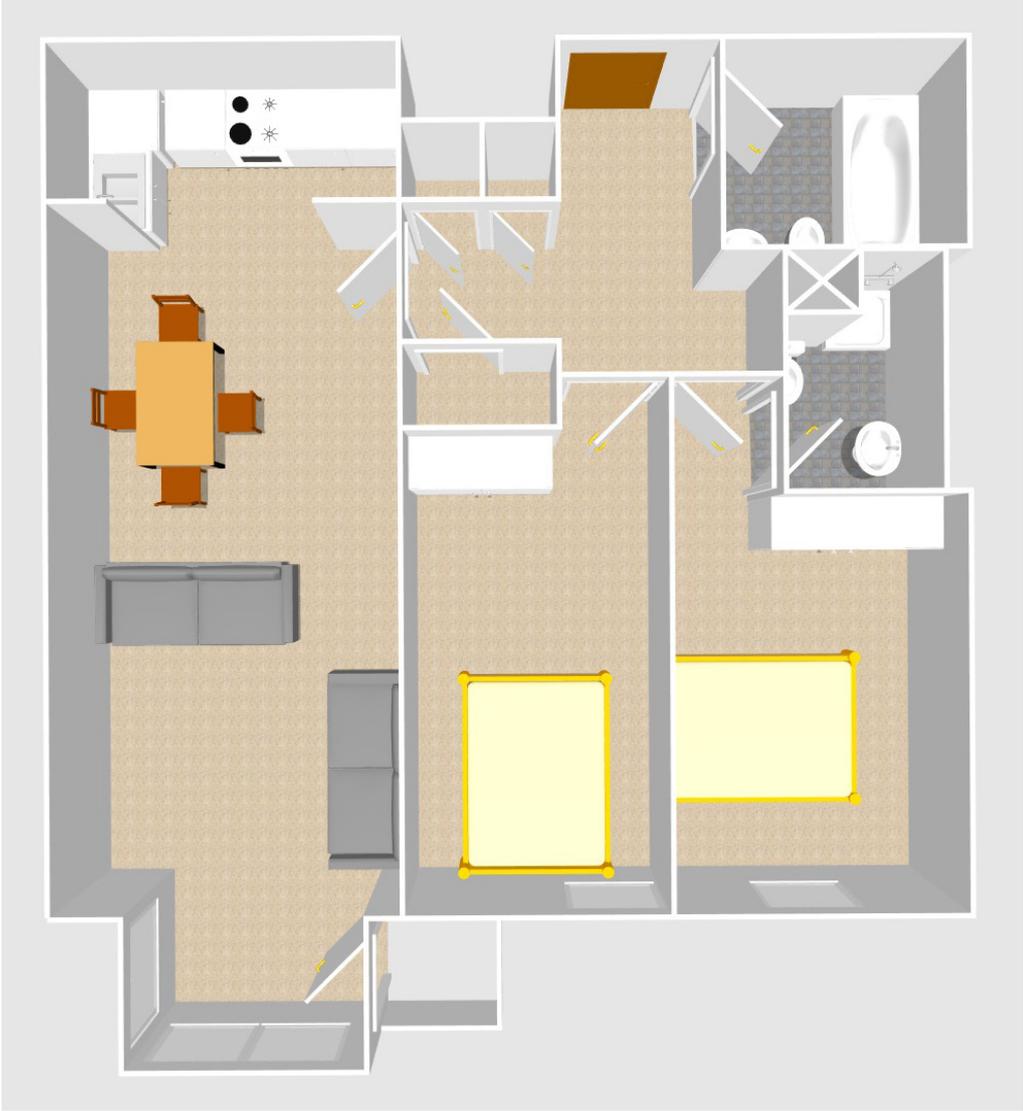
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Master Bedroom	5.1m x 2.7m (including ensuite)	Timber flooring, fitted wardrobes, t.v. point, curtains and light fitting.
Ensuite		Fully tiled, shower cubicle, w.c., w.h.b., extractor fan, fitted mirror with shaving light and light fitting.
Bedroom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



# Floor Plans





### **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:**

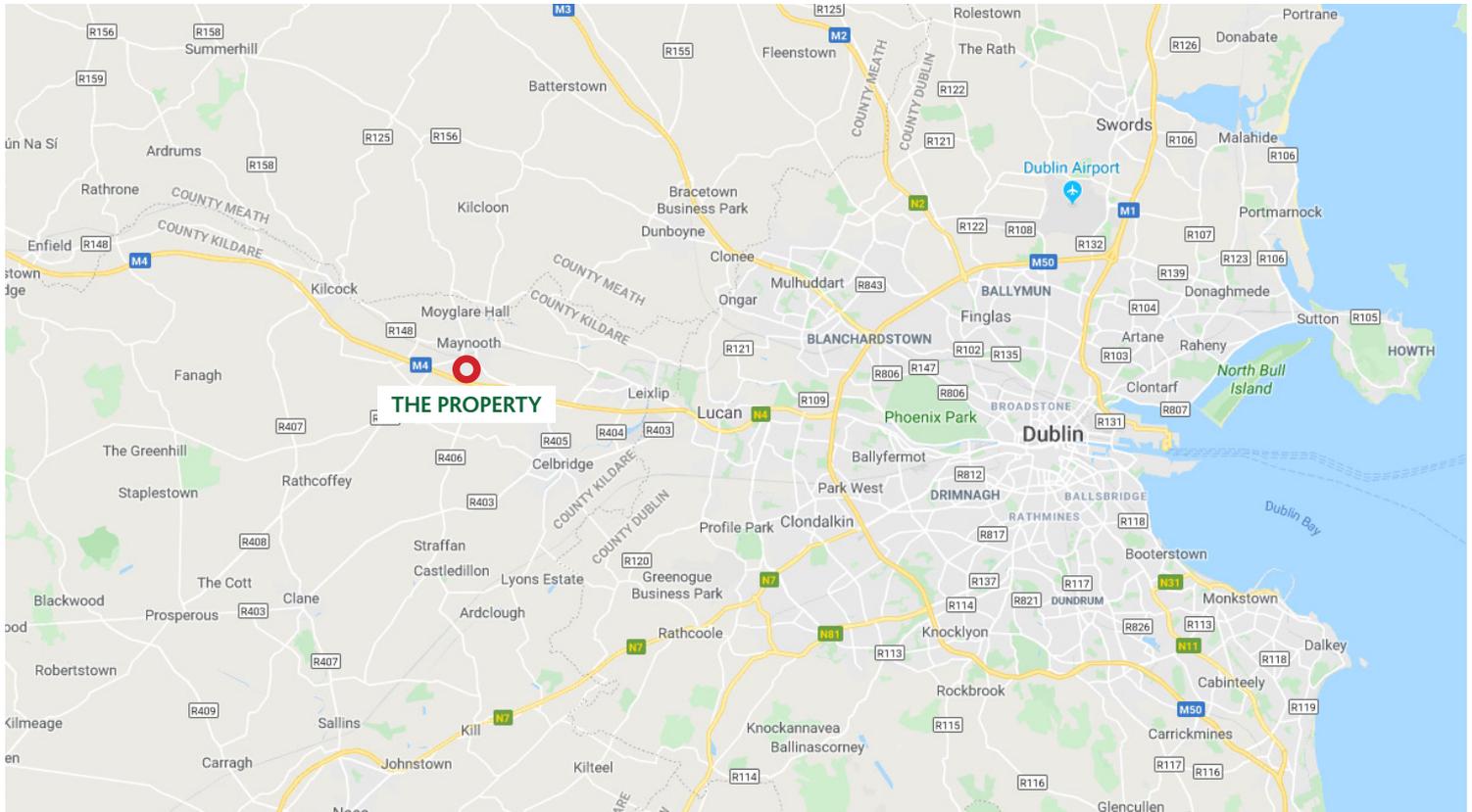
Gas fire central heating  
Mains water  
Mains sewerage

### **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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