

Residential

Coonan
PROPERTY



28 Moyglare Village, Maynooth, Co. Kildare

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

- Spacious 2 bedroom end of terrace house extending to approx. 83 sq.m
- Comprises a large open plan kitchen/dining/living room, ground floor wc, two double bedrooms and main bathroom
- Presents in excellent condition with good quality flooring and a contemporary finish in the kitchen and bathrooms
- Sunny west facing rear garden with gated side entrance
- Conveniently situated on the Moyglare Rd, just a short stroll from the town centre, GAA club, Maynooth University and all local amenities
- Ideal for first time buyers, those trading down or investment property given strong local rental demand

PSRA No. 003764 [coonan.com](https://www.coonan.com)

2 bedroom
End of terrace
house
approx. 83 sq.m

Guide Price:

€345,000

Private Treaty

Accommodation



GROUND FLOOR:

Guest W.C. **1.69m x 1.76m** Tiled flooring, w.c., w.h.b., extractor fan and light fitting.

Open Plan Living Room **3.95m x 10.15m** Laminate floors, under stair storage, hot-press, wall and floor
Kitchen/Dining Room shaker style kitchen units, tiled splash back, oven, hob, extractor fan, light fittings and double doors leading to rear garden.



Accommodation

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1st FLOOR:

Landing	3.24m x 4.16m	Carpet, light fitting and attic access.
Master Bedroom	4.06m x 3.94m	Timber flooring, wardrobes, light fitting and t.v. point.
Ensuite	2.52m x 0.81m	Tiled flooring, w.c., w.h.b., shower cubicle with Triton T90sr electric shower, extractor fan and light fitting.



Accommodation

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Bedroom 2

3.48m x 4m

Timber flooring, wardrobes, light fitting and t.v. point.

Bathroom

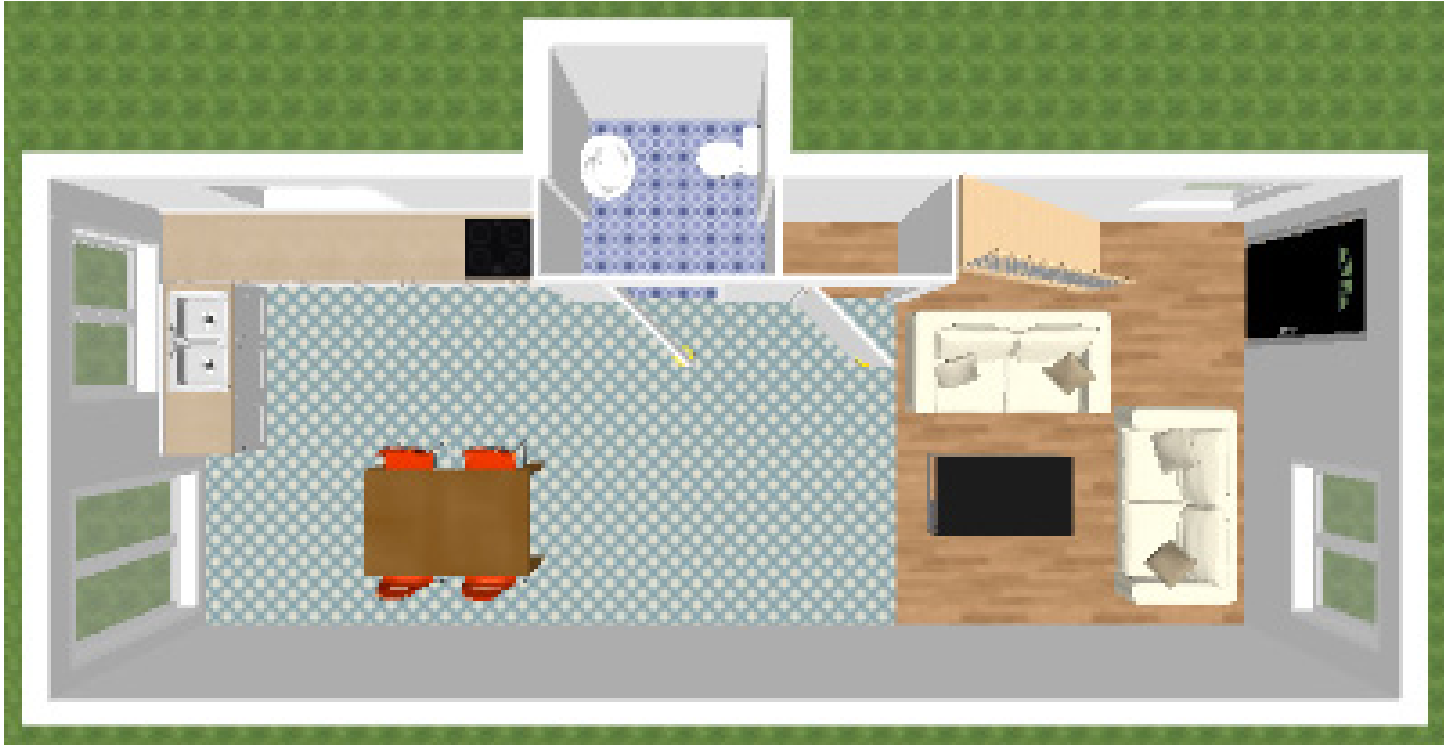
1.77m x 2.26m

Tiled floor, partially tiled walls, bath with shower screen and electric shower, w.c., w.h.b., blind, mirror and light fitting.



Floor Plans

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Additional Information:

West facing rear garden extends to approx....10.37m x 6.42m
Gated side entrance
Outside tap
Lawn garden
Off street parking for 2 cars

Services:

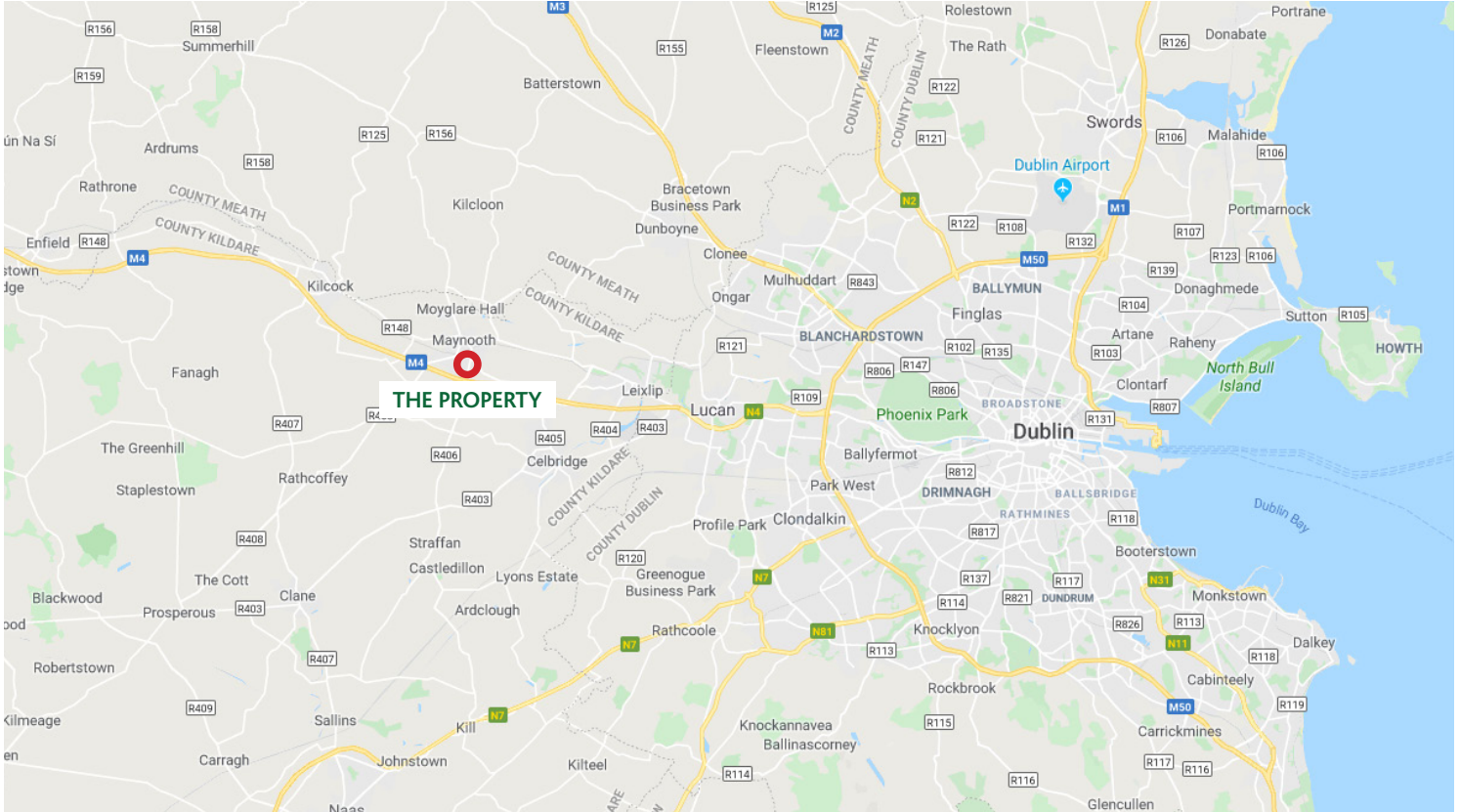
Oil fired central heating
Mains water
Mains sewerage

Items Included in sale:

Oven, hob, extractor fan,
light fittings

Directions

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Directions:

Eircode
W23 P5X8

VIEWING

By prior appointment at any reasonable hour.

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Contact Information:

Sales Person
Mick Wright
016286128

BER



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