

Residential

Coonan
PROPERTY



BER E2

Gardenvale, Rowanstown, Maynooth, Co. Kildare

- Coonan Property are delighted to offer a rare opportunity to acquire a substantial home on approx. 2.77 acres, just a short walk from Maynooth town centre.
- The property briefly comprises a single storey detached residence extending to approx. 1,937 sq.ft (180 sq.m) and a separate barn/stable set on mature grounds with large garden and separate paddock
- Internal accommodation of the main house includes an entrance hallway, living room, kitchen/dining room, utility room, guest wc, 3 bedrooms inc. master ensuite and main bathroom.
- A connected 'granny flat' provides two additional bedrooms and a second reception room, easily integrated into the main residence if desired.
- Block-built barn with 5 separate stables, complete with power and water supply
- Situated at the end of tree lined cul-de-sac just 2.5km's from Maynooth town centre, Maynooth University and a host of shops, café's, bars and amenities
- Ideally positioned for traffic free access onto the M4 motorway
- Excellent public transport with Maynooth train station within walking distance and regular Dublin bus services with bus stop outside of estate

**5 bedroom home
extending to approx.
180 sq. m (1,937 sq. ft)**

**Guide Price:
€750,000**

Private Treaty

Accommodation

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Entrance
Hallway

(2.53m x 2.21m) + (2.81m x 0.92m) + (5.3m x 0.86m) Laminate wood flooring, light fitting, hot-press (2.4m x 1.12m).

Utility Room

1.84m x 1.66m

Fully plumbed, alarm and heating controls.

Living Room

6.5m x 4.15m

Laminate flooring, coving, feature marble fireplace with granite hearth, wall lights, curtains.



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Kitchen/Dining 6.15m x 4m

Lino floor covering, fitted floor units, sink with brass tap, cast iron fireplace with granite hearth, 3 windows and light shade.

**Master
Bedroom**

3.73m x 3.22m

Carpet, light shade, curtain and blinds.

Dressing Room 1.76m x 1.68m



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En-suite **1.15m x 3.52m** Laminat flooring, shower cubicle with electric Triton shower, w.c., w.h.b.

Bedroom 2 **2.3m x 3.96m** Carpet, light fitting and curtains.

Bedroom 3 **3.33m x 2.75m** Carpet.



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Bathroom **2.87m x 1.83m** Lino flooring cover, bath, shower cubicle, w.c., w.h.b.

Granny Flat **5.87m x 8.62m** Concrete flooring with 4 separate rooms. In need of renovation.

Stable Block 5 stables with power and water and separate access to the main house.



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Additional Information:

Gross internal floor area approx. 180 sq.m
Total land area approx. 2.77 acres or 1.12 ha
House and garden sits on approx. 0.56 acres
Paddock - approx. 2.2 acres
Built in 1977
The residence and lands are contained within folios KE1104F and KE1710F
Separate entrance to stables and land
'Granny flat' in need of refurbishment
Double glazed windows to front and single glazed to back
PVC fascia and soffits
Outside lights
Concrete paths surrounding house
Mature trees on all sides

Services:

Mains water
Septic tank

Items Included in sale:

Fixtures & fittings.

Entrance Driveway



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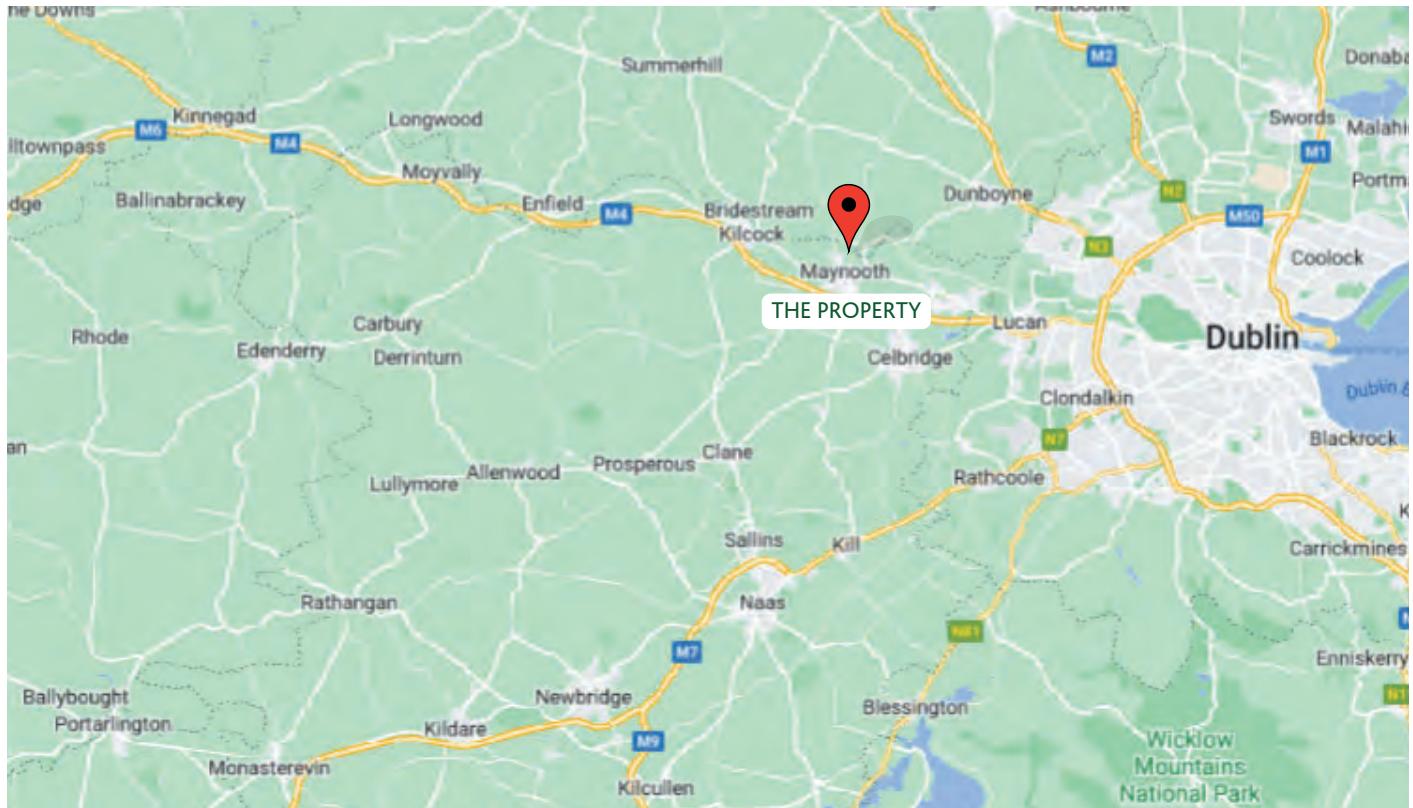
Floor Plans

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Directions

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Directions

W23 P7T8

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Viewing

By prior appointment at any reasonable hour.

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