

Residential

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745 Old Greenfield, Maynooth, Co. Kildare

- Coonan Property are delighted to present this impressive 3-bedroom home on an exceptional site, ideally positioned within a short stroll of Maynooth town centre and train station
- Measuring approx. 109 sq.m, the accommodation includes entrance hallway, living room, bright and spacious extended kitchen/dining area, ground floor bathroom with wet room shower, three well-proportioned bedrooms, and main family bathroom
- Beautifully maintained throughout, the property offers standout features such as a hand-crafted solid wood kitchen, cosy solid fuel stove, and a convenient ground floor wet room shower
- The exterior is equally attractive, boasting a large, well maintained rear garden with the valuable benefit of rear vehicular access
- Excellent potential for further development exists, subject to the appropriate planning permission
- Ideally located just a short walk from Maynooth town centre, Maynooth University, Manor Mills Shopping Centre, restaurants, bars and an array of sporting activities
- Excellent public transport available with regular train and bus services to Dublin city centre

**3 bedroom home
extending to approx.
109 sq. m (1,163 sq. ft)**

Guide Price:

€410,000

Private Treaty

Accommodation

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Entrance
Hallway

5.51m x 1.8m

Walnut flooring, coving, two light fittings, curtains and under stair storage.

Living Room

3.14m x 4.7m

Carpet, coving, light fitting, feature marble fireplace with marble hearth, bespoke built-in units, curtains and blinds.



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Kitchen / Dining

9.9m x 4m

Walnut flooring, solid wood in-frame wall and floor units, tiled splashback, stainless steel sink, solid worktops, crystal display cabinets, Bosch electric hob, Bosch double oven, extractor fan, Bosch integrated microwave, integrated fridge freezer, washing machine, 3 light fittings, solid fuel stove with red brick surround, TV point, blinds and two sets of doors leading to rear garden.

Shower Room

2m x 4.37m

Fully tiled, wet room shower area with seat, w.c., w.h.b. with built in vanity unit, fitted mirror, shaving light, extractor fan and light fitting.



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Landing

2m x 2.12m

Carpet and attic access.

Master
Bedroom

5.24m x 2.7m

Overlooks Front
Carpet, fitted wardrobe, free standing wardrobe, light fitting and curtains.



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Bedroom 2 **3.24m x 3.93m**

Carpet, fitted wardrobes, vanity unit with draws and mirror, curtains, original cast iron fireplace and light fitting.

**Ground Floor
Bedroom 3** **3.3m x 2.01m**

Carpet, free standing wardrobe, curtain pole and light shade.

Bathroom **1.75m x 1.96m**

Lino flooring, semi tiled wall, bath, w.c., w.h.b. with built in vanity unit.

Garden **30m x 18m**

Extensive lawn area, decking area, hedging, mature plants and gate to rear lane.



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Additional Information:

Gross internal floor area approx. 109 sq.m
(1,163 sq.ft)

Double glazed windows throughout
PVC fascia and soffits

Gated side entrance

Back gate leading to lane

Outside tap

Outside lights

Pedestrian Entrance:

Cobble locked walkway to porch with lights.

Items Included in sale:

Bosch electric hob, Bosch double oven,
extractor fan, Bosch integrated
microwave, integrated fridge freezer,
washing machine, light fittings, curtains
and blinds.

Services:

Mains water

Oil fired central heating

Boiler House



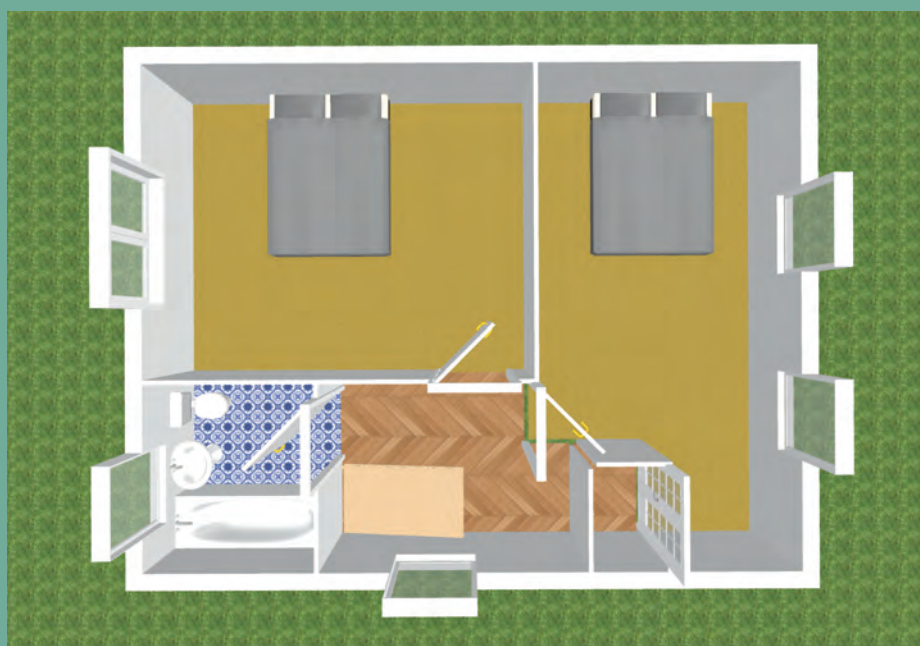
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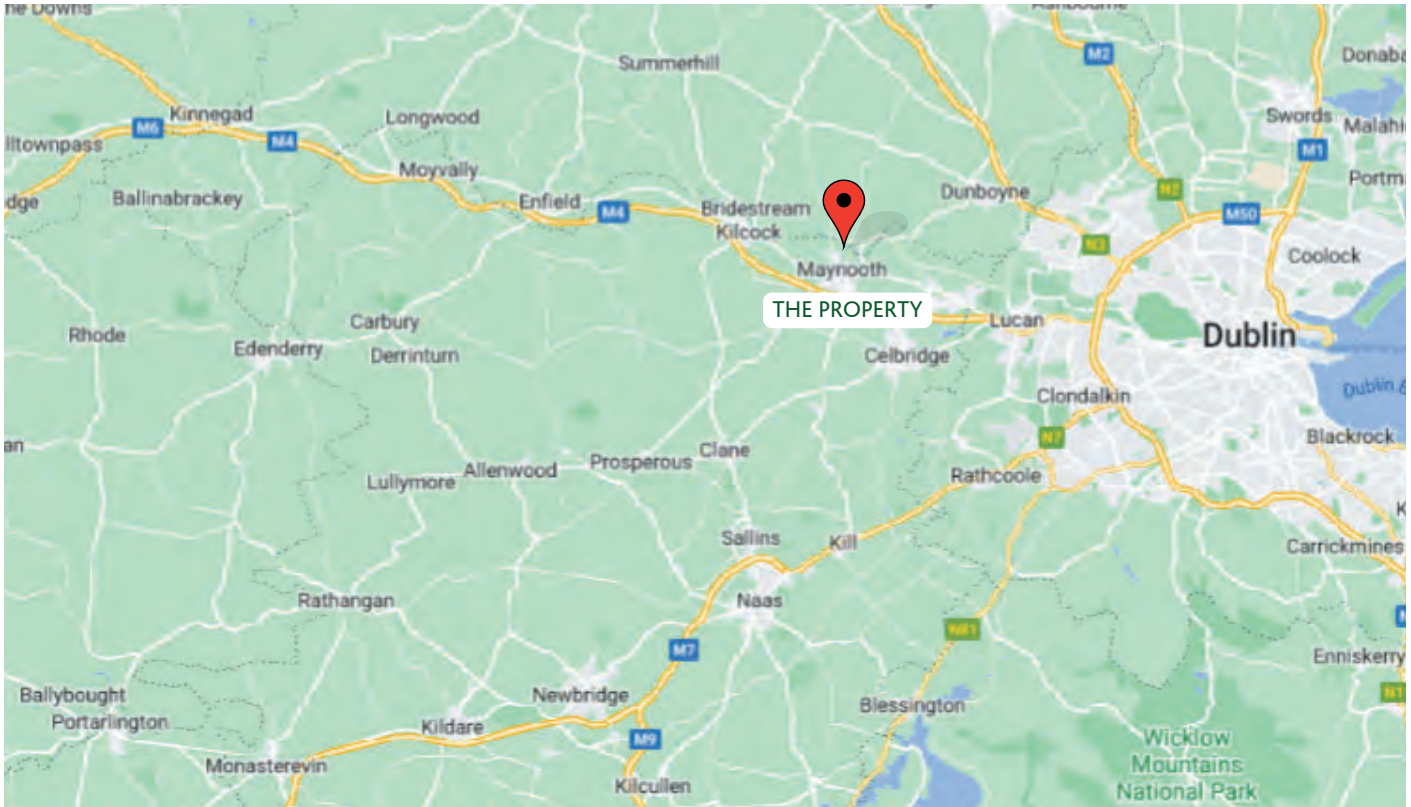
Floor Plans

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Directions

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Directions

W23 A4N2

BER

BER D2

Viewing

By prior appointment at any reasonable hour.

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Contact Information:

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