

# Residential

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## 44 Charter House, Maynooth, Co. Kildare

- 2 bedroom apartment located in the centre of Maynooth Town
- Adjacent to all local amenities
- Walking distance to train station and bus network
- 5 mins walk from Maynooth University
- Secure gated development

Guide Price:  
**€165,000**

Private Treaty

# Accommodation

<b>Entrance Hallway</b>		With coving, access to hotpress in hall, laminate wood floor.
<b>Sitting room / dining</b>	<b>3.21m x 5.87m</b>	With laminate floor, electric fireplace with pine surround and marble inset, coving, centre piece, TV & network point, double sliding doors to balcony.
<b>Kitchen</b>	<b>2.89m x 1.85m</b>	Modern kitchen with laminate wood finish, black veneer counter top, tiled floor and tiled splash back, plumbed for dishwasher and washing machine, Zanussi fridge/freezer and Bosch hob & oven.
<b>Master bedroom</b>	<b>2.49m x 2.86m</b>	With built in wardrobes, carpet floor, coving.
<b>Bedroom 2</b>		With built in wardrobes, carpet floor, coving.
<b>Bathroom</b>	<b>2.36m x 1.90m</b>	With WC, WHB, bath and Triton 2000 XT shower, lino floor and tiled splashbacks, shaver light.





# Additional Information

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- Extends to approx. 50 sq. m (537 sq.ft.)
- Delonghi storage heaters throughout
- Smoke alarms fitted in
- White double glazed PVC windows
- Electric heating
- Communal parking spaces

## BER

D2

## Included in the Sale

Fixtures and fittings.

## Viewing

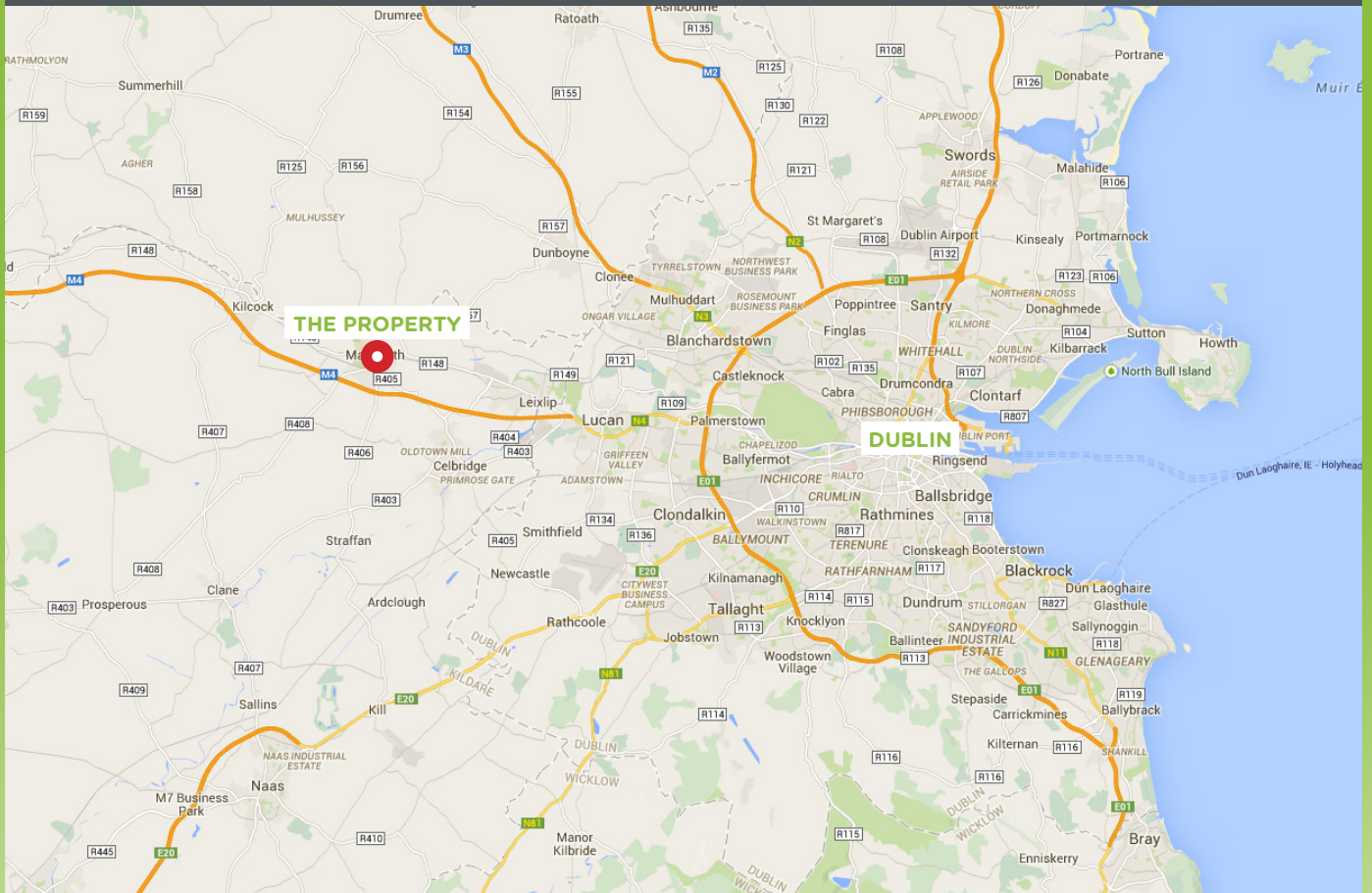
By prior appointment at any reasonable hour.



# Directions

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## Directions

From the M4 take slip road to Maynooth. Take 3rd exit off roundabout and continue straight along the Straffan Road towards Maynooth until you reach the T-junction at Main Street. Turn right at the traffic lights and proceed down the Main Street, taking the next turn left off Main Street for Convent Lane. Charter House is on your right hand side just after girl's school.

### REA Coonan

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