

# Residential

**Coonan**  
PROPERTY



## 80 Rail Park, Maynooth, Co. Kildare

- Well presented and spacious 4 bedroom detached bungalow extending to approx. 137 sq.m
- Comprises main hallway, living room, kitchen/dining, 4 bedrooms and main bathroom
- South facing sunny aspect throughout the day with fantastic morning sunlight in the kitchen and evening sunlight in the living room
- Corner site with well maintained large front garden surrounded by beautiful mature trees
- Located near all of Maynooth's excellent amenities including Maynooth University and Maynooth Business Campus, a 5 minute walk to Educate Together National School and Gaelscoil Ui Fhiaich as well as having the well serviced Greenfield shopping centre and playground just a short stroll away
- Only 1km from Junction 7 M4 motorway and a 5 minutes walk to Maynooth train station, 1 minute walk to bus stop and regular bus services
- Fantastic family home near this bustling university town

4 bedroom detached  
bungalow extending  
to approx. 137 sq.m  
(1474 sq.ft)

Guide Price:

**€575,000**

Private Treaty



# Accommodation

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Entrance Hall	2.74m x 3.4m	Solid wood herringbone flooring, telephone point, utility press and light fitting.
Living Room	6.81m x 5.27m	Solid wood herringbone flooring, feature fireplace with marble surround and granite hearth, coving, light fitting and tv point.
Kitchen/Dining	4.2m x 6.37m	Fitted wall and floor units, granite worktop, integrated oven, gas hob, extractor fan, integrated shelving, recessed lights, feature red brick fireplace, feature window and double doors leading to side.
Utility	1.62m x 1.7m	Tiled and plumbed for washing machine.



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Inner Hall	0.91m x 5.8m	Parquet floor, hot-press, attic access and light fitting.
Master Bedroom	3.58m x 3.39m	Hard wood flooring and light fitting.
Bedroom 2	2.92m x 2.43m	Hard wood flooring, light fitting and blinds.
Bedroom 3	3.51m x 4.27m	Hard wood flooring, sliding wardrobes.
Ensuite		Shower cubicle, w.c., w.h.b., integrated shelving units, shaving light and extractor fan.
Bedroom 4	4.27m x 3.11m	Laminate flooring, blinds and light fitting.
Bathroom	1.81m x 3.58m	Tiled flooring, free standing role top bath, w.c., w.h.b. and recessed lights.





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## Additional Information:

Gross internal floor area approx. 137 sq.m  
Wood panel internal doors with decorative door knobs and fingers plates  
Outside tap  
Quiet estate with a mix of both young and old families  
Overlooks a large green area

## Garden

Cobble locked patio area, herb garden and mature planting, gated side entrances with lawn to front and side with ample parking space

## Items Included in sale:

Integrated oven, gas hob and extractor fan.

## Services

Mains water  
Gas central heating

## Block built shed 1.39m x 1.10

Wired and shelving for additional storage

## Entrance Driveway

Drive way with ample parking, front lawn with feature weeping willow tree and mature shrubs.



# Floor Plans

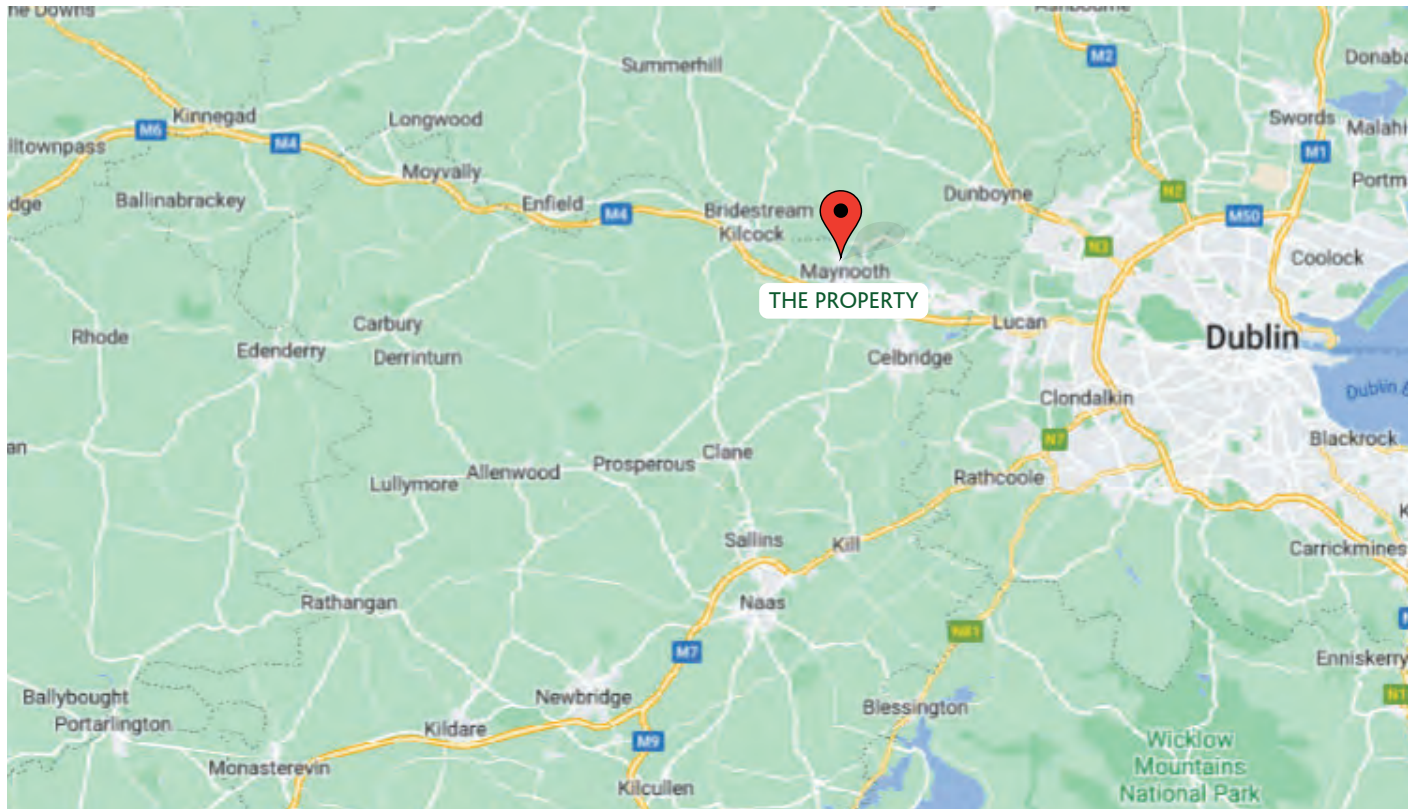
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# Directions

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## Directions

W23 A7D0

**BER**

**BER D1**

## Viewing

By prior appointment at any reasonable hour.

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Contact Information:

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