

Residential

Coonan

PROPERTY



11 Castlepark Avenue, Maynooth, Co. Kildare

- Beautifully appointed original 4 bedroom, currently laid out as a spacious 3 bedroom with a fantastic attic conversion extending to approx. 132 sq.m (1,420 sq.ft)
- Comprises of large open hallway with under stairs storage, w.c, open plan kitchen/dining area, living room, 3 bedrooms inc. an extended master with ensuite, main bathroom and attic conversion
- Exceptionally well finished home which has recently undergone extensive decorative improvements
- Spacious attic conversion spanning approx. 22 sq.m , ideal for a home office or extra storage
- Energy efficient home – A3 BER
- Ideally positioned at the front of this most sought-after development overlooking a well-maintained green area
- Just a short stroll to bustling Maynooth town centre with its abundance of cafes, bars and restaurants
- Maynooth University, shops, train station and schools are all nearby
- A rare opportunity to buy in this highly desirable location!

3 bedroom semi
detached extending
to approx. 132 sq.m
(1,420 sq.ft)

Guide Price:
€595,000

Private Treaty

Accommodation

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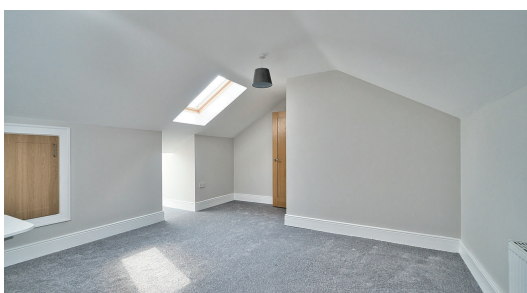
Entrance Hall	6.32m x 1.75m	Herringbone flooring, coving, recessed lights, under stair storage and alarm panel.
Guest Toilet	1.62m x 1.29m	Tiled flooring, w.c., w.h.b. with built in vanity unit, extractor fan, light fitting and roller blind.
Kitchen/ Dining Room	7.7m x 5.7m	Tiled flooring, wall and floor units, tiled splash back, ceramic sink, 4 light fittings, oven, hob, extractor fan, dishwasher, American style fridge freezer and double French doors to patio area.
Utility	1.7m x 1.85m	Tiled flooring, storage units, fully plumbed, gas boiler and door to side entrance
Living Room	6.17m x 3.5m	Herringbone flooring, wood burning stove with granite hearth, bay window, curtains, blinds, coving, recessed lights and TV point.



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Landing	2.8m x 4	Carpet, light fitting and hot-press.
Master Bedroom	4.83m x 5.45m	Carpet, fitted wardrobes, TV point, bay window with curtains and blinds, two light fittings and stair case leading to attic conversion
Ensuite	1.9m x 1.63m	Tiled flooring, half tiled walls, w.c., w.h.b. with built in vanity unit, chrome heated towel rail, extractor fan and light fitting.
Bedroom 2	2.57m x 4.2m	Laminate floors, fitted wardrobes, recessed lights, curtains, blinds and light fitting.
Bedroom 3	3.2m x 2.78m	Laminate floors, fitted wardrobes, recessed lights, curtains, blinds and light fitting.
Bathroom	1.7m x 2m	Tiled flooring, half tiled walls, w.c., w.h.b. with built in vanity unit, bath, fitted mirror and shaving light.
Attic Room	5.44m x 4.1m	Carpet, eaves storage, Velux window and recessed lights.



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Additional Information:

Built c.2013
Overlooking small green area
Rear garden (approx. 8.3m x 7m)
Raised flower beds
Patio area
Security and fire alarm installed
PVC fascia and soffit
Side entrance
Triple glazed Eco clad windows
90mm Hardwood front door with multi point locking
Maintenance free exterior

Services:

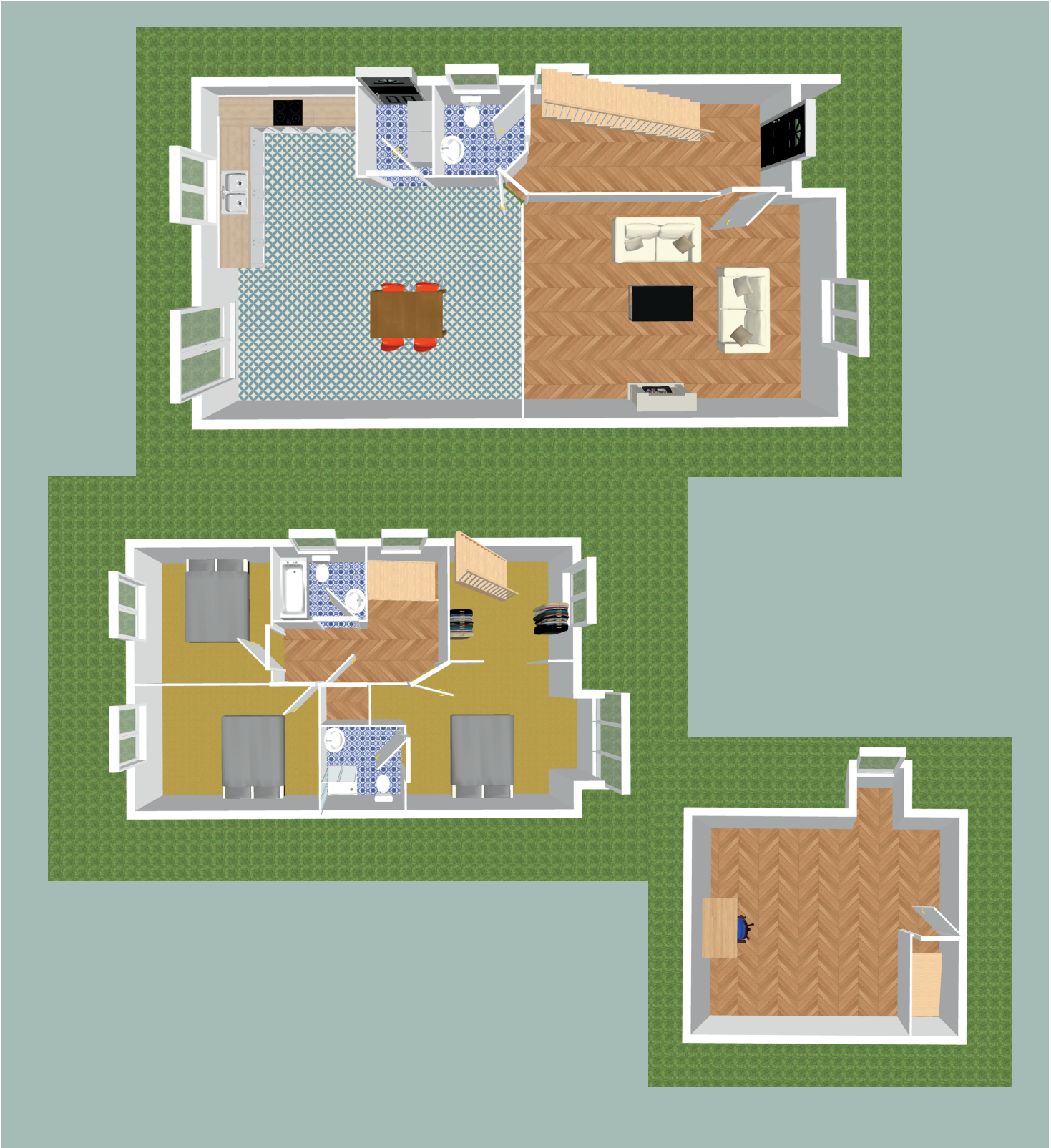
Solar panels fitted to heat domestic water
Gas heating
Mains water
Mains sewerage

Items Included in Sale:

Oven, hob, extractor fan, dishwasher,
American fridge freezer, curtains and
blinds.

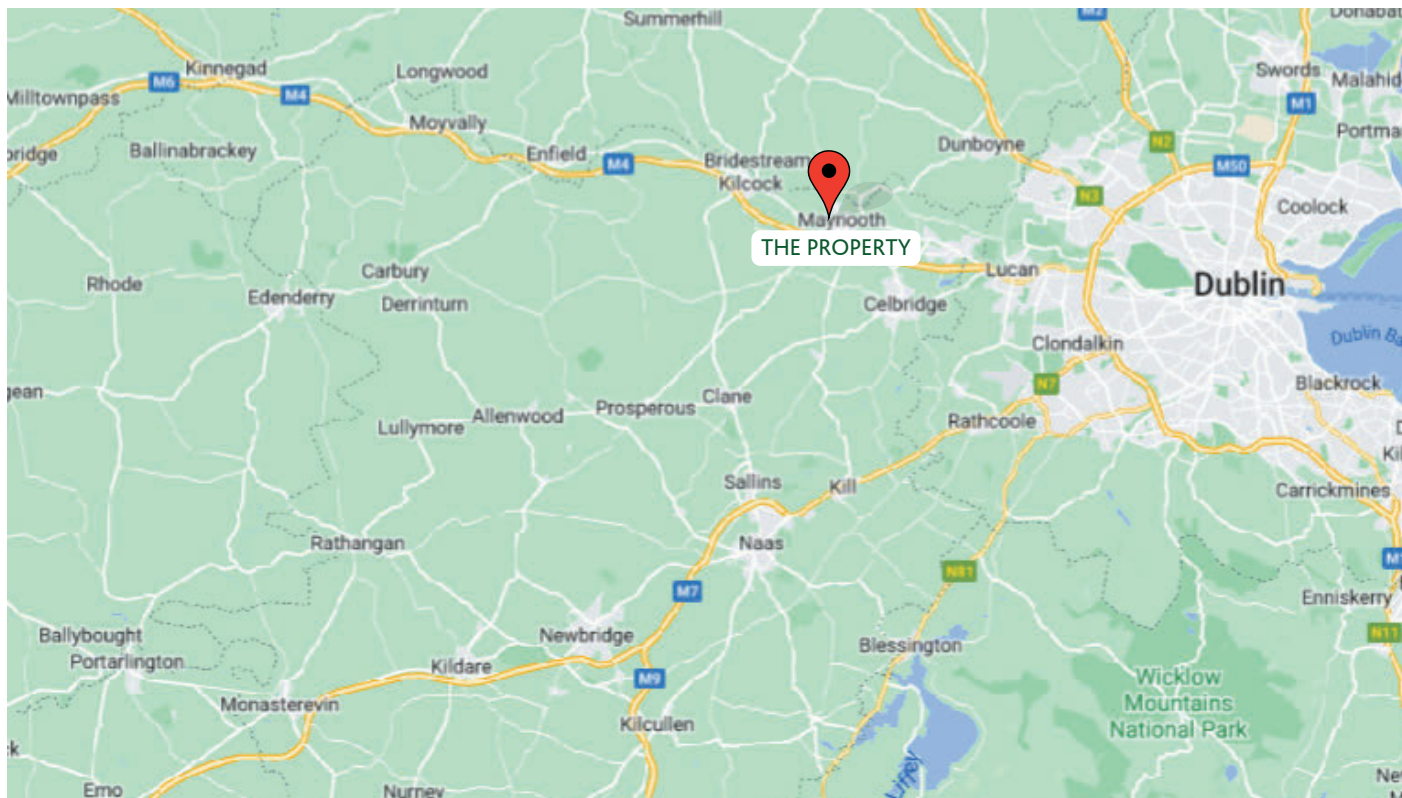


Floor Plan



Directions

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Directions

W23 D3C9

BER

BER A3

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Contact Information:

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Viewing

By prior appointment at any reasonable hour.

PSRA No.: 003764.

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