

For Sale

Asking Price: €420,000



2 The Lane, Newtown Hall,
Maynooth, Co. Kildare,
W23 E8X2

BER C1

sherryfitz.ie



*** To bid on this property, please register on mysherryfitz.ie ***

Virtual Viewings being offered by our Agent please call or email to enquire.

Sherry FitzGerald Brady O'Flaherty are delighted to present to the market No 2 The Lane. This spacious 4 bedroom, semi-detached property sits on an enviable position located in a cul-de sac overlooking an open green area and a south east facing manicured rear garden.

The property comprises of an entrance hall with guest wc, living room, living/diningroom, a modern fitted kitchen and a utility room. There is a garden with deck area and lawn and a large shed with electricity, ideal as a home office and/or playroom. On the first floor there are 4 bedrooms with master en-suite and family bathroom.

Newtown Hall is a mature development popular with families and is perfectly positioned just off the Rathcoffey road on the outskirts of Maynooth within easy walking distance of the university campus and rail station.



Special Features & Services

- 4 Bedroom House
- Spacious Proportions
- Guest WC and en-suite
- Overlooking open green area
- Wood flooring and Tiles throughout downstairs
- Gas Central Heating
- Feature fireplace
- Utility room
- Alarmed
- Beautifully landscaped rear garden
- Low maintenance cobblelock front garden
- Built 2007
- House Size: 126.54 sq m (1362 sq ft)

Accommodation

Entrance Hall 2.87m x 0.91m (9'5" x 3'): With tiled entrance and wood flooring and guest WC of same. Smart under stairs storage.

Living Room 5.20m x 3.36m (17'1" x 11'): Large bright room with bay window. Wood flooring and feature fireplace. Double doors to Kitchen / Dining area.

Kitchen / Dining 4.20m x 6.05m (13'9" x 19'10"): Large family room/ dining area with wood flooring additional window providing optimum light. Patio door leading to rear garden.

Kitchen 2.70m x 2.75m (8'10" x 9'): Ample wall and floor cream kitchen units with wood effect counter top. Tiled splash back and integrated dishwasher, oven and hob. Tiled flooring.

Utility Room 1.57m x 1.54m (5'2" x 5'1"): Plumbed for WM & Dryer. Housing gas boiler.

First Floor

Landing With Hot press. Landing window. Attic access.

Bedroom 1 4.89m x 3.20m (16'1" x 10'6"): Large double room to the front of the property with built in wardrobes and fully tiled en-suite with shower, wc and whb.

Bedroom 2 3.94m x 3.20m (12'11" x 10'6"): With fitted wardrobes. Carpet flooring.

Bedroom 3 2.90m x 2.75m (9'6" x 9'): With fitted wardrobe and carpet flooring.

Bedroom 4 3.02m x 2.75m (9'11" x 9'): Single room to the front. With built in wardrobe. Carpet flooring.

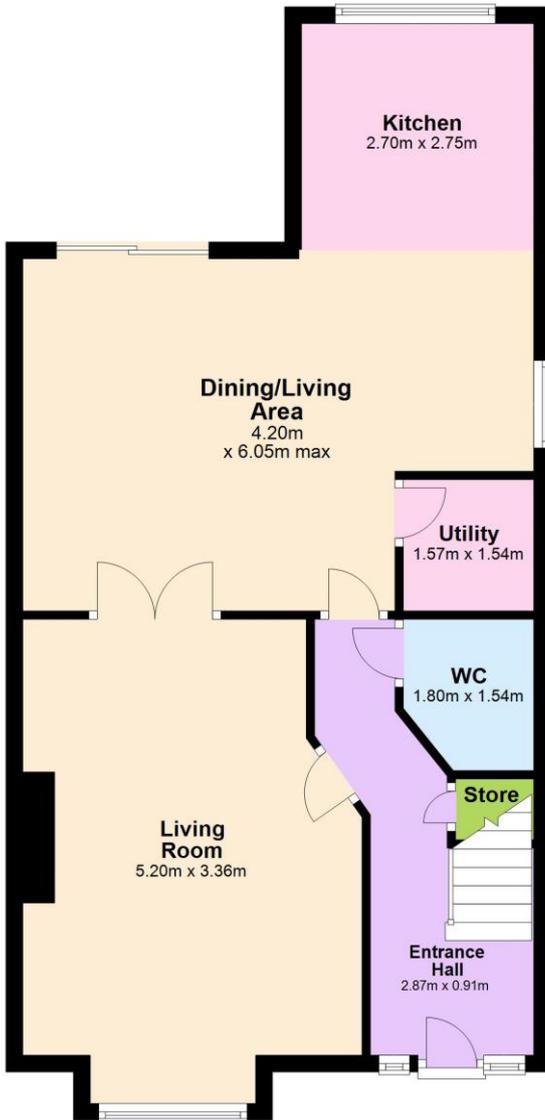
Bathroom 2.20m x 1.69m (7'3" x 5'7"): Complete with full bath, WHB, WC. Fully tiled.

Outside

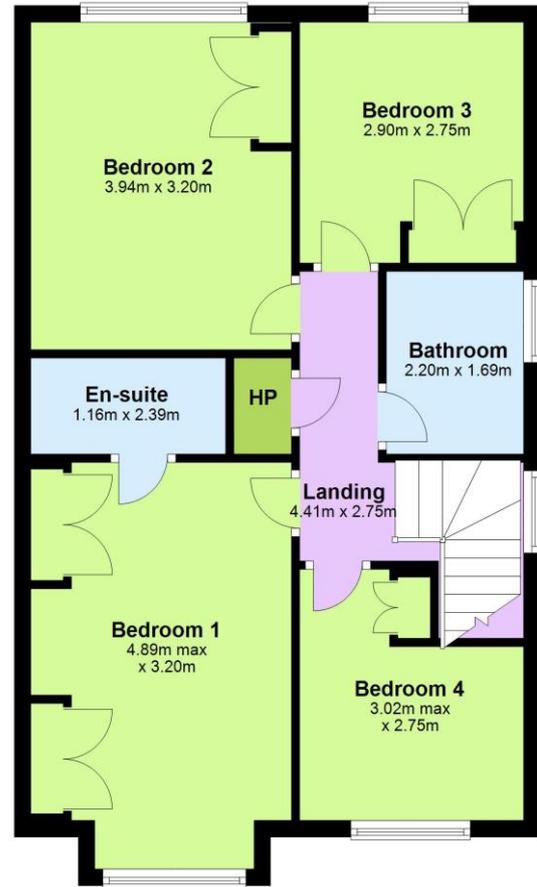
To the front there is a cobblelock driveway with parking for two cars. Large south east facing, manicured rear garden with patio, paved walkway and a neat lawn with attractive storage shed.



Ground Floor



First Floor



NEGOTIATOR
Karen Germaine
Sherry FitzGerald Brady
O'Flaherty
Main Street, Maynooth, Co.
Kildare
T: 01 6510000
E: info@sfbradyoflaherty.ie

BER C1
BER No. 108588393

sherryfitz.ie

CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarise yourself with these general conditions. While care has been taken to ensure that information contained in Sherry FitzGerald publications is correct at the time of publication, changes in circumstances after the time of publication may impact on the accuracy of this. PSRA Registration No. 002296