Residential

Coonan
PROPERTY

15 Lyreen Glen, Maynooth, Co. Kildare

- A spacious and beautifully appointed A-rated three-bedroom home with a large rear garden, ideally located within walking distance of Maynooth town centre
- Well-designed accommodation extending to a generous 118 sq.m., comprising entrance hallway, guest W.C., living room, open-plan kitchen/dining area, utility room, three bedrooms including a master en-suite, and a family bathroom
- Constructed in 2020 by Cairn Homes to an exceptional standard and further enhanced by the current owners with high-quality finishes and tasteful interior styling
- Energy-efficient design featuring a condensing gas boiler, solar panels, double-glazed windows and high levels of insulation, contributing to its A energy rating
- Interior highlights include a feature red-brick wall in the kitchen/dining area, quality flooring throughout, tasteful colours and a contemporary kitchen island/breakfast bar with quartz worktop
- An exceptionally large and private rear garden extending to approximately 25m (82ft), enjoying open views over the land to the rear
- Mariavilla is superbly located just a short walk into Maynooth town centre, offering a wide range of schools, sporting facilities, shops, cafés and restaurants
- Excellent transport links include frequent rail services to Dublin Connolly in approximately 40 minutes and convenient access to the M4 and M50, providing direct routes to Dublin City Centre and beyond

3 bedroom home extending to approx. 118 sq.m (1,270 sq.ft)

Guide Price:

€610,000

Private Treaty

Accommodation

Entrance Hallway	5.6m x 1.6m	Laminate flooring, recessed lights, closest for storage and thermostat.
Guest W.C.	7m x 1.6m	Tiled flooring, vertical heated towel rail, w.c., w.h.b, light fitting and extractor fan.
Living Room	4.1m x 3.8m	Laminate flooring, light fittings, TV point and roller blinds.

Accommodation

Coonan PROPERTY

Kitchen/Dining Area	4.2m x 5.7m	Laminate flooring, island/breakfast bar with sink and storage, shaker style kitchen with quartz worktops and upstand, brick effect featured wall, integrated double oven, dishwasher, induction hob, extractor fan, fitted microwave, light fitting and roller blind.
Utility Room	1.5m x 2.1m	Laminate flooring, fully plumbed with ample storage space.
Landing (Including Hot Press)	4.7m x 2m	Laminate floorboards from stairway to landing, light fitting, access to attic via fitted folding ladder and fitted shelves in hot press.

Accommodation

Coonan PROPERTY

Master Bedroom	3.8m x 3.5m	Laminate flooring, fitted wardrobe with mirror, TV point, fitted blinds, light fitting and thermostat.
En-suite	2.1m x 1.5m	Fully tiled, w.c., w.h.b. with built in vanity unit, oversized shower cubicle with toiletry shelf, extractor fan, blinds, lights and mirror with toiletry cabinet.
Bedroom 2	4m x 2.7m	Laminate flooring and roman blinds.

Accommodation

Coonan PROPERTY

Bedroom 3	4.1m x 3m	Laminate flooring, fitted wardrobe and light fitting.
Main Bathroom	3.1m x 2.1m	Fully tiled, light fitting, w.c., w.h.b., bathtub, separate shower cubical, fitted mirror with shaving light and toiletries shelf, blinds, extractor fan and vertical heated towel rail.
Garden	25m x 7.6m	Patio, lawn area, wide side entrance, outdoor tap, outdoor lights with PVC fascia and soffits.

Accommodation

Coonan PROPERTY

Additional Information:
Gross internal floor area approx. 118 sq.m
Built in 2020
Turn-key condition
Wired for alarm system
Low maintenance brick and plaster finish
Gated side entrance
Potential to widen driveway
Not overlooked to the rear
Water softener

Entrance Driveway:
Cobble lock driveway, generous space which easily fits 2 cars or more.

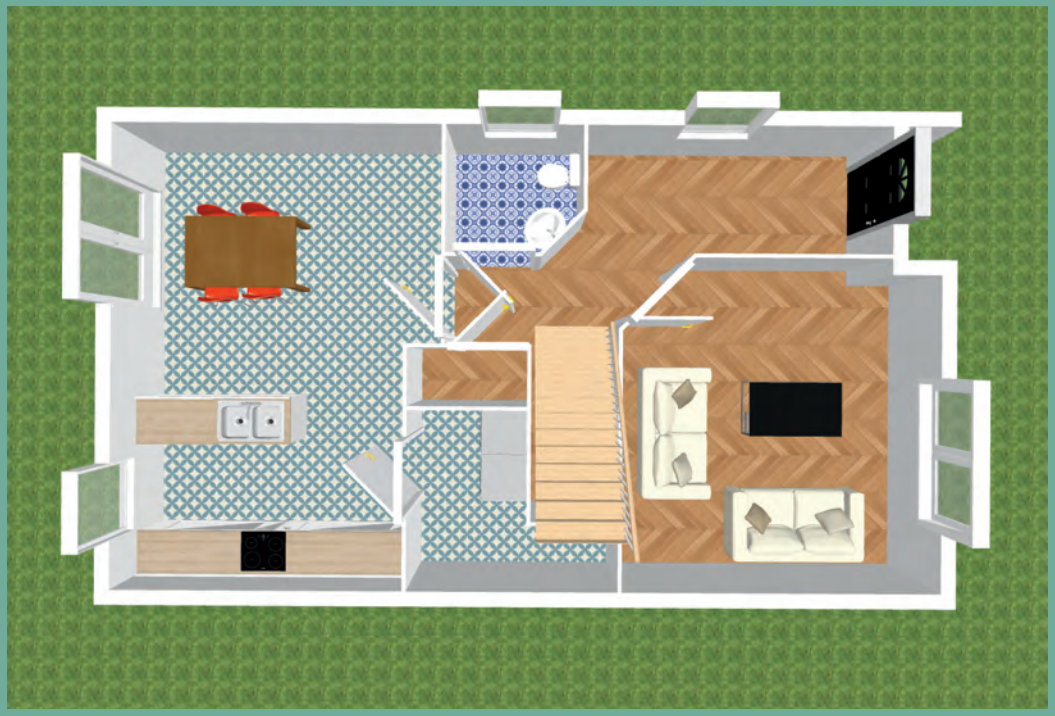
Services:
Mains water
Central gas heating

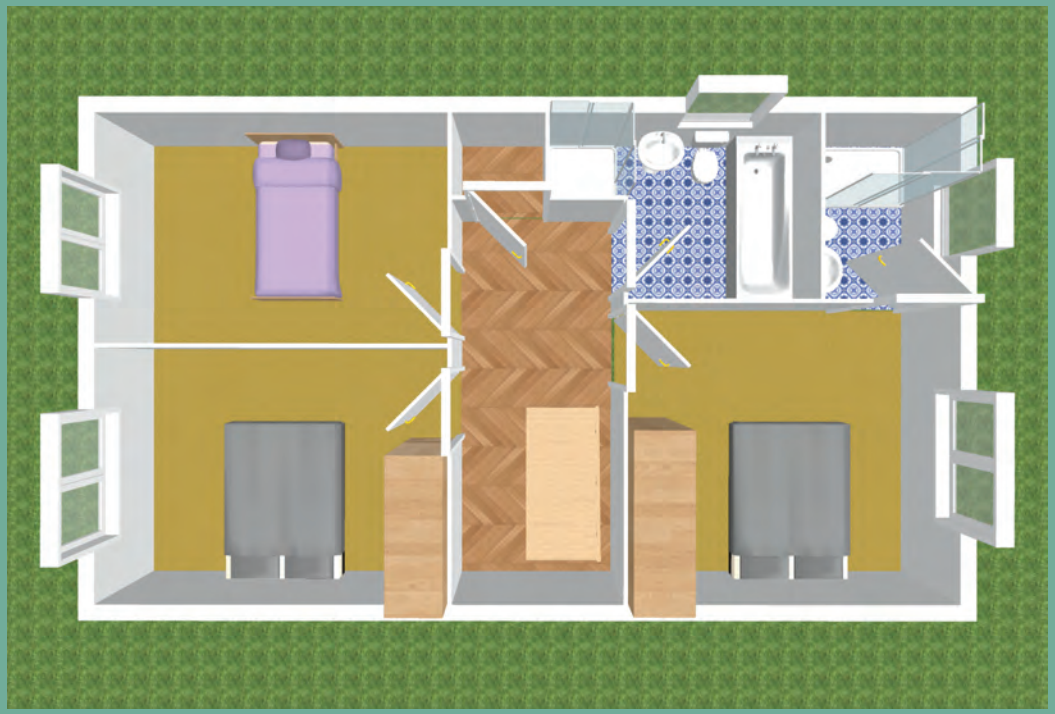
Items Included in sale:
Oven, hob, extractor fan, microwave, dishwasher and roller blinds.

Negotiable separately:
All curtains
All furniture - except master bedroom double bed + mattress
Lawn mower robot
All mirrors

Floor Plans

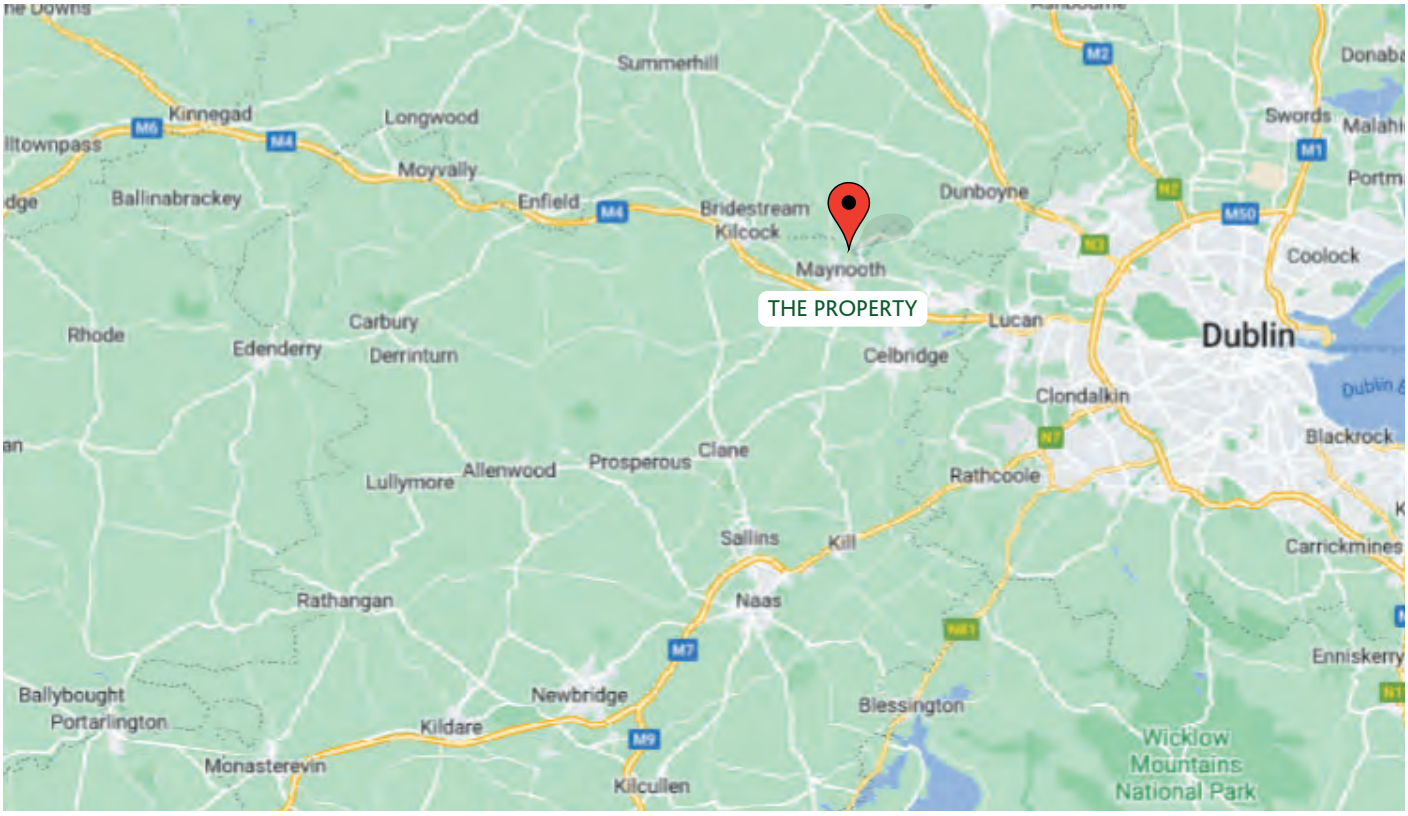
Coonan
PROPERTY





Directions

Coonan
PROPERTY



Directions

W23 R92K

BER

BER A3

Viewing

By prior appointment at any reasonable hour.

Coonan
PROPERTY

Contact Information:
Mick Wright
01 6286128
mickw@coonan.com

PSRA No.: 003764.

The above particulars are issued by Coonan Property on the understanding that all negotiations are conducted through them. Every care is taken in preparing particulars which are issued for guidance only and the firm does not hold themselves responsible for any inaccuracies. All reasonable offers will be submitted to the vendors for consideration but the contents of this brochure shall not be deemed to form the basis of any contract subsequently entered into. The vendor or lessor do not make, give or imply nor is Coonan Property or its staff authorised to make, give or imply any representation or warranty whatsoever in respect of this property.

Coonan
FINANCIAL GROUP

Coonan Mortgage Group Limited t/a Coonan Financial Group is regulated by the Central Bank of Ireland. Registration No.: 431200

For all your mortgage needs contact:
Dermot Horan / Romana Anca
01 505 2718
admin@coonanmortgage.com