

# Residential

**Coonan**  
PROPERTY



## Apt 6 Deerpark House, Lyreen Manor, Maynooth, Co. Kildare

- Spacious 2-bedroom first floor apartment extending to approx. 79 sq.m located in the heart of the University town of Maynooth.
- Accommodation comprises of hallway, kitchen, living/dining room, family bathroom, two bedrooms inc master ensuite.
- South west facing ensures all rooms are light filled.
- Well-proportioned rooms which include 2 large double bedrooms and excellent storage space.
- Secure underground car park - one designated space.
- Beautifully landscaped grounds, with numerous open patio/seating areas within this secure gated development.
- Every conceivable amenity is a stroll away inc. shops in Manor Mills Shopping Centre as well as a host of cafes, pubs and restaurants.
- Maynooth train station and bus service close by within walking distance
- M4 motorway linking to Dublin and surrounding areas, including ease of access to M50 and Dublin airport.

2 bedroom apartment  
extending to approx.  
79 sq.m (850 sq. ft)

Guide Price:

**€285,000**

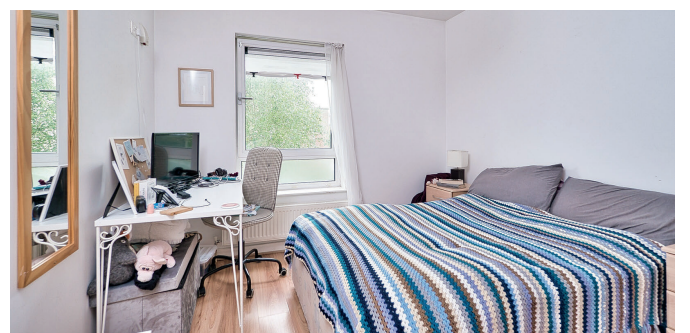
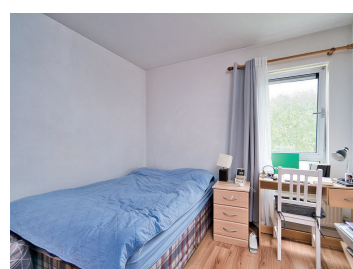
Private Treaty



# Accommodation

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Entrance Hall	6m x 2.37m	Tiled flooring, 2 light shades, cupboard with water tank and utility space plumbed with storage.
Living Area	6m x 4.26m	Laminate flooring, covered balcony, TV point, light fittings, curtains, blinds and archway leading to kitchen area. (should this not state there are two balconys?)
Kitchen	1.72m x 3m	Fitted wall and floor units, hob, oven, extractor fan, dishwasher and light fitting
Master Bedroom	4.31m x 3m (includes ensuite)	Laminate flooring, light shade, blinds, TV point
Ensuite		Fully tiled, shower cubicle, w.c., w.h.b., fitted mirror, light fitting and extractor fan
Bedroom 2	4.29m x 3m	Laminate flooring, fitted wardrobes, light shade and blinds.
Bathroom	1.8m x 2.18m	Fully tiled, bath, w.c., w.h.b., granite shelf, fitted mirror, extractor fan, electric heater and light fitting.





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## Items Included in Sale:

Curtains, blinds, hob, oven, extractor fan, dishwasher and light fitting.

## Services

Mains water  
Gas fire central heating

## Additional Information:

Gross internal floor area approx. 79sq.m (851sq.ft)  
Management fees €2,350 May 2023 to June 2024  
Previous €1,299 (no rent review since December 2022)  
Secure underground car parking for one car – space no 80





# Floor Plans

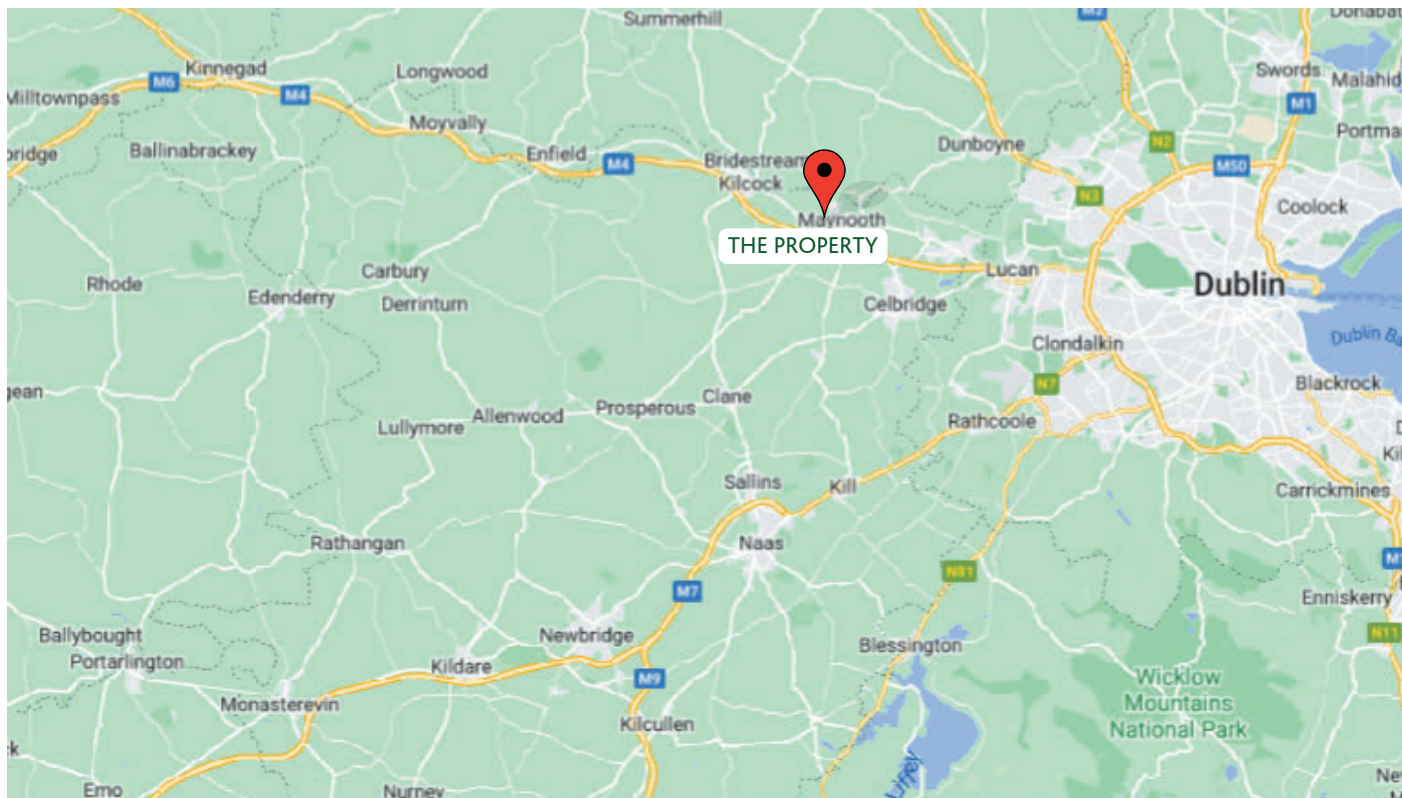
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# Directions

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## Directions

W23 KD80

**BER**

**BER B3**

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Contact Information:

Mick Wright

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**Viewing**

By prior appointment at any reasonable hour.

PSRA No.: 003764.

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FINANCIAL GROUP

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