

# Residential

**Coonan**  
PROPERTY



## 6 Beaufield Drive, Maynooth Co. Kildare

- Coonan Property proudly presents this spacious and beautifully maintained 4-bedroom home, extending to approx. 132 sq.m and set on a generous corner site with a sunny south-facing garden
- Accommodation includes entrance hallway, guest WC, living room, kitchen, dining room, study, 4 bedrooms (master ensuite), and a family bathroom
- Offered in excellent condition throughout, with bright, well-proportioned rooms and versatile spaces ideal for a study, playroom, or home gym
- South-facing rear garden stretches nearly 20m wall to wall—offering fantastic potential for landscaping or expanding the living area
- Situated in the sought-after and ideally located Beaufield development
- Walking distance to Maynooth University, local schools, Manor Mills Shopping Centre, and all the amenities of Maynooth town centre
- Commuter-friendly location just minutes from the M4 and within walking distance of Maynooth Train Station

4 bedroom home  
extending to approx.  
132 sq.m (1,420 sq.ft)

Guide Price:

**€525,000**

Private Treaty

# Accommodation

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Entrance  
Hallway

**5.58m x 1.8m**

Laminate flooring, coving, understairs storage space and light fitting.

Guest W.C.

**2.61m x 0.86m**

Tiled flooring, w.c., w.h.b. and light fitting.

Living Room

**3.7m x 4.73m**

Laminate flooring, coving, light fitting, marble feature fireplace with marble hearth and double door leading into dining room.



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**Dining**      **3.31m x 3.63m**      Laminate flooring, coving, light fitting and sliding door leading onto patio area.

**Kitchen**      **4.51m x 3.21m**      Tiled floors, wall and floor units, tiled splashback, stainless steel sink, fully plumbed, oven, hob, extractor fan, washing machine, coving and light fitting.

**Study**      **4.46m x 2.42m**      Laminate flooring and coving.



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Landing	1.78m x 2.58m	New carpet, attic access and hot-press.
Master Bedroom	4.21m x 3.65m	Overlooking front garden, new carpet, fitted wardrobes and light fitting.
En-suite	0.71m x 2.04m	Tiled flooring, shower cubicle, w.h.b. and Velux window.
Bedroom 2	3.54m x 3.26m	Overlooking rear garden, new carpet, fitted wardrobes and light shade.



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**Bedroom 3**     **2.66m x 3.27m**     Overlooking rear garden, new carpet, fitted wardrobes and light shade.

**Bedroom 4**     **2.54m x 2.71m**     Overlooking front garden, new carpet, fitted wardrobes and door leading onto balcony.

**Bathroom**     Fully tiled, shower cubicle, w.h.b and w.c

**Garden**     **11m x 18m**     South facing garden, block built shed with wide side entrance.



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## Additional Information:

Gross internal floor area approx. 132 sq.m  
Outside light  
Outside shed  
Private rear garden  
Located at the end of a cul-de-sac

## Entrance Driveway:

Parking for 3-4 cars.

## Services:

Mains water  
Gas heating

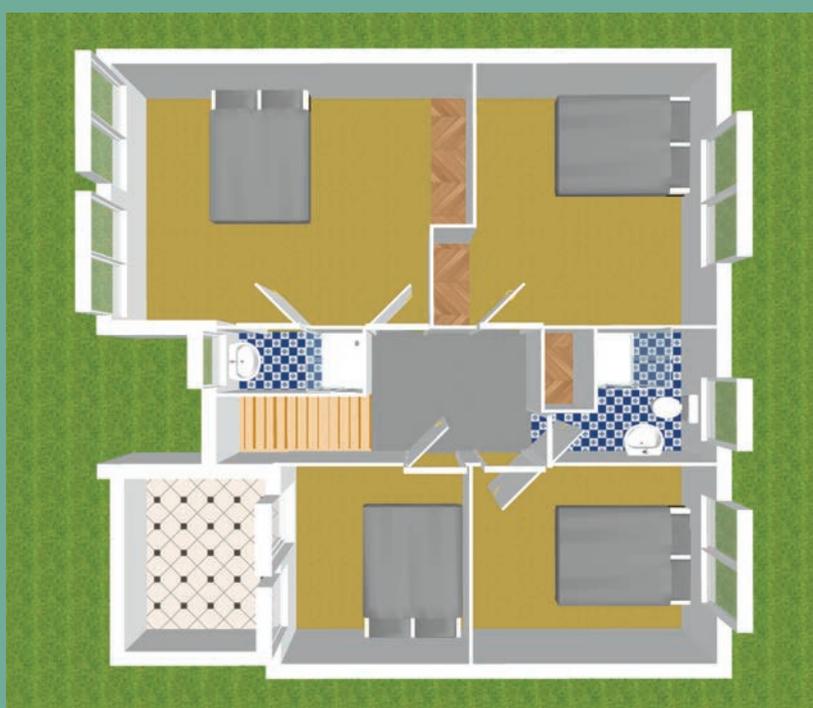
## Items Included in sale:

Oven, hob, extractor fan, washing machine and light fittings.



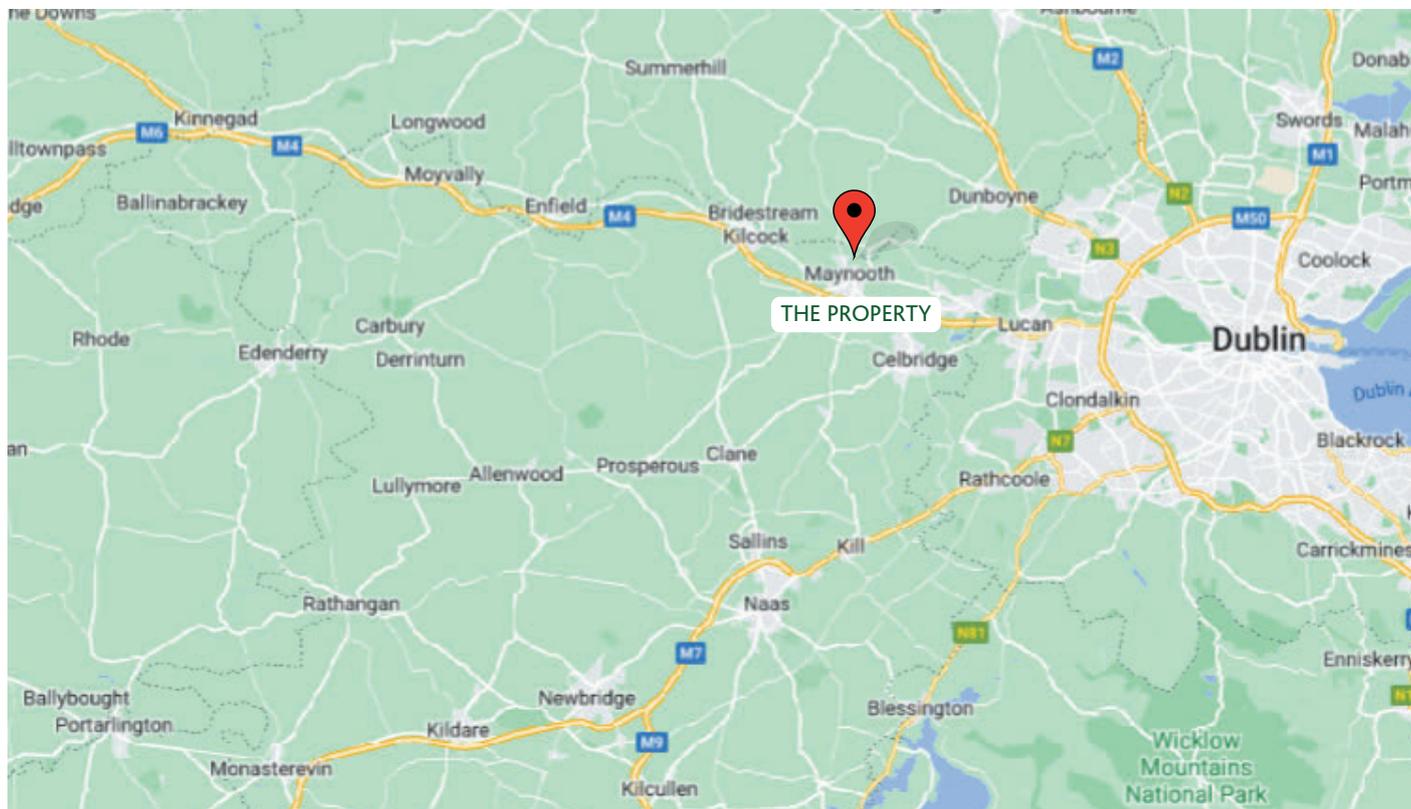
# Floor Plans

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# Directions

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## Directions

W23 K7P2

## BER

**BER C2**

## Viewing

By prior appointment at any reasonable hour.

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### Contact Information:

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FINANCIAL GROUP

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