

Residential

Coonan
PROPERTY



212 Kingsbry, Maynooth, Co. Kildare

- Coonan Property is delighted to present this three-bedroom home, set on a generous site at the end of a quiet cul-de-sac within walking distance of Maynooth Town Centre and Train Station
- Accommodation includes an entrance hallway, bright living room, spacious kitchen/dining area, three bedrooms, and a main family bathroom
- A large rear garden provides excellent potential for future development or extension (subject to planning permission)
- Superbly located close to all of Maynooth's amenities including Maynooth University, Business Campus, shops, cafés, and schools
- Within a short stroll of local bus stops and Maynooth Train Station, with traffic-free access to the M4 (Junction 7)
- An ideal opportunity for purchasers seeking a home in one of Leinster's most sought-after and vibrant towns

**3 bedroom home
extending to approx.
81 sq.m (872 sq.ft)**

**Guide Price:
€395,000**

Private Treaty

Accommodation

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Entrance
Hallway
(including
porch)

4.2m x 1.9m

Laminate flooring, light pendant with shade, storage under stairway and porch with sliding door.

Living Room

4.2m x 3.2m

Laminate flooring, light pendant with shade, roller blinds, French doors and an open fireplace with marble mantel and hearth.

Kitchen/Dining
area

5.2m x 3.9m

Tiled floors, light pendant with shade, roller blinds, floor and wall kitchen cabinets and breakfast bar, Bosch washing machine, Beko oven and extractor fan.



Accommodation

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Landing
(including hot
press)

3m x 2.8m

Carpet from stairway to landing, light pendant with shade, hot press with shelving and access to attic.

Master
Bedroom
(front)

3.2m x 4.3m

Laminate floors, light pendant with shade, curtains and fitted wardrobe.

Bedroom 2
(front)

2.7m x 2.3m

T&G Wood flooring, light pendant with shade, roller blinds and fitted wardrobe.



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**Bedroom 3
(rear)**

3.3m x 3.8m

Laminate floors, light pendant with shade, fitted curtains and fitted wardrobe.

Bathroom

1.9m x 1.9m

Fully tiled bathroom, light pendant with shade, fitted mirror, W.C., W.H.B., bathtub with electric shower and shower screen.

Garden

22.2m x 12.3m

Large lawn area with patio, block shed and block wall boundary.



Accommodation



Additional Information:

Gross internal floor area approx. 81 sq.m
Built in 1984
Outside tap
Side entrance with gate

Entrance Driveway:

Mains water
Oil fired central heating

Services:

Mains water
Oil fired central heating

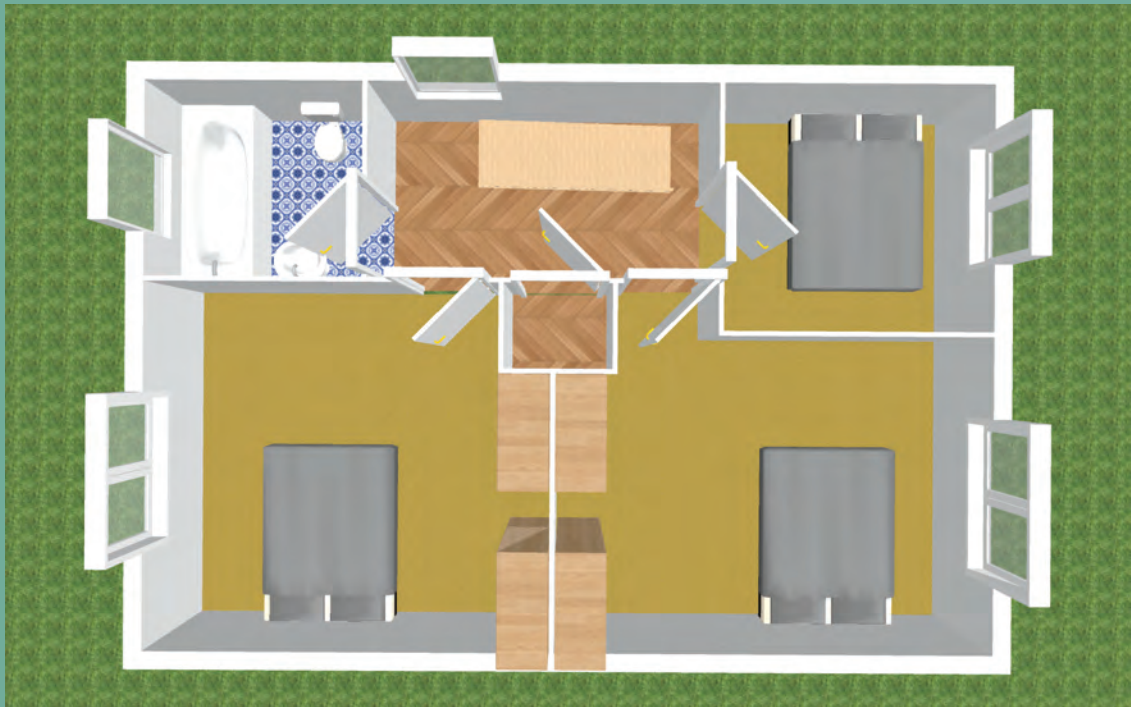
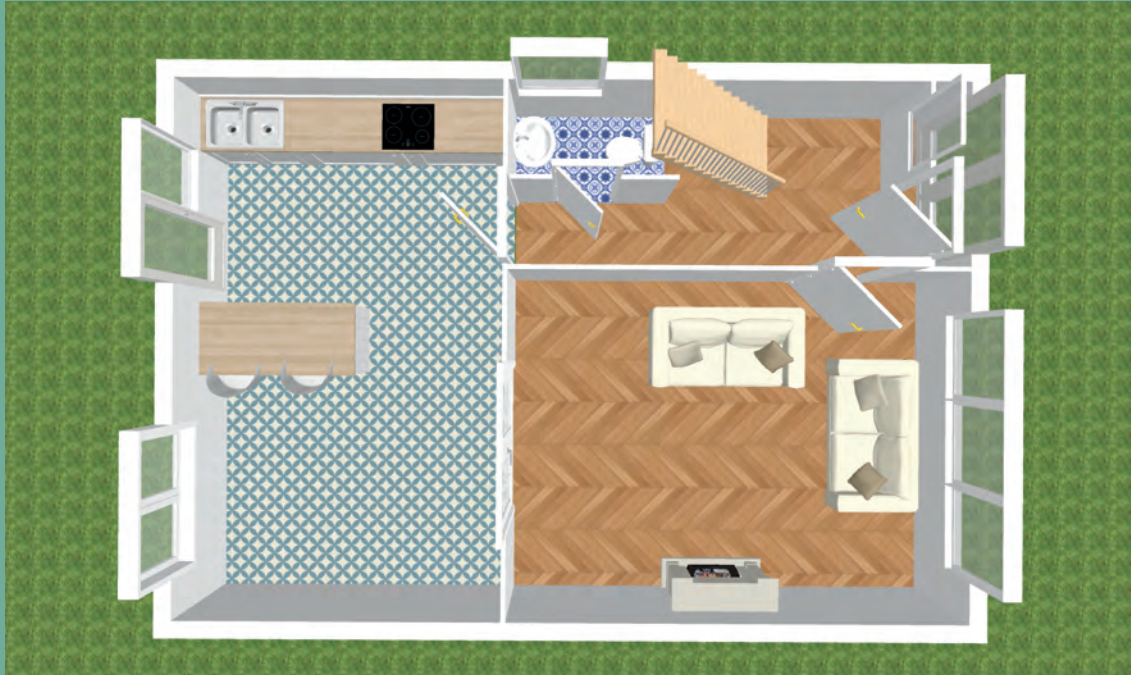
Items Included in sale:

Washing machine, cooker, extractor fan,
light fittings and curtains & blinds.



Floor Plans

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