Residential





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



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 5.2m x 3.9m area

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











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 shad, curtains and fitted wardrobe.

Bedroom 2 (front)

 $2.7m \times 2.3m$

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









Bedroom 3 (rear)

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.









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.









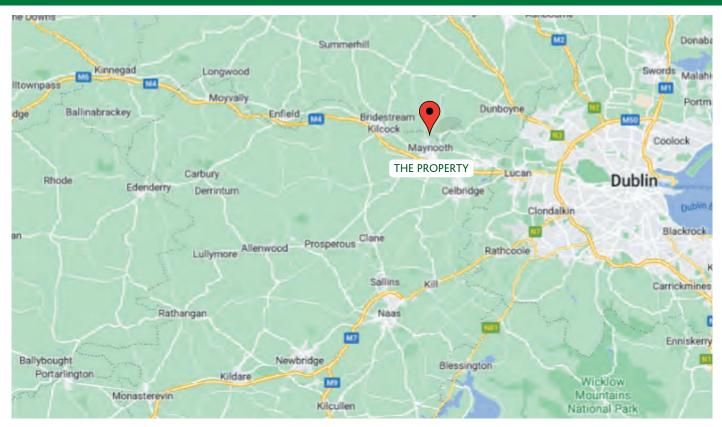
Floor Plans





Directions





Directions

W23 W9F7

BER C2

Viewing

By prior appointment at any reasonable hour.



Contact Information:
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