

# Residential

**Coonan**  
PROPERTY



## 13 Beaufield Gardens, Maynooth, Co. Kildare

- COONAN PROPERTY present a well presented 3 bedroom home situated in a quiet cul-de-sac, just minutes' walk from Maynooth town centre and University.
- Extending to approx. 94sqm, accommodation comprises of an entrance hallway, guest w.c, living room, open plan kitchen/dining room, 3 bedrooms inc. master ensuite & family bathroom
- Front driveway with ample parking and lawn and generous rear garden offers space for further expansion of the living accommodation
- Ideal starter home, investment property or for those trading down to a more manageable property in a convenient location
- Within walking distance of Maynooth University, Manor Mills Shopping Centre, train station & Maynooth town centre
- Beaufield offers easy, access to the M4 motorway and a short 30 minute commute to Dublin city, Airport and beyond

3 bedroom home  
extending to approx.  
94 sq.m (1,012 sq.ft)

Guide Price:

**€395,000**

Private Treaty

# Accommodation

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Entrance  
Hallway

**4.95m x 1.73m**

Laminate flooring, under stair storage, coving and alarm panel.

Guest W.C.

**0.79m x 1.71m**

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

Kitchen/Dining **3.28m x 5.66m**

Floor covering, wall and floor units, tiled splashback, stainless steel sink, oven, hob, extractor fan, integrated fridge freezer, dishwasher, double doors into patio area and double doors into living room.





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**Living Room**     **4.83m x 3.78m**

Laminate flooring, marble feature fireplace, coving, TV point, curtains, blinds and light fittings.

**Landing**     **1.95m x 2.67m**

Carpet, attic access, hot-press, light fitting and window with blind.

**Master  
Bedroom**     **3.77m x 4.5m**

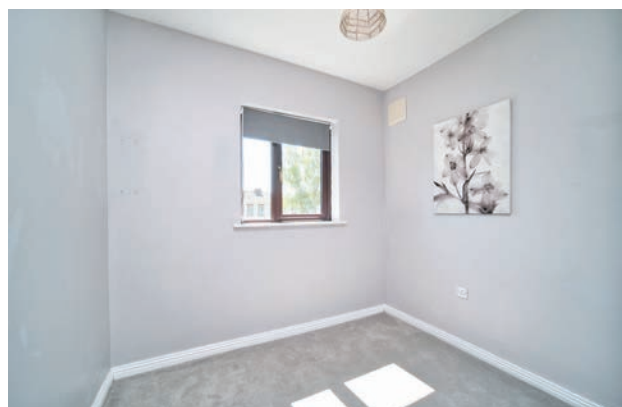
Carpet, fitted wardrobes, light shade and curtains.



# Accommodation

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En-suite	1.95m x 1.16m	Floor covering, shower cubicle, w.c., w.h.b., fitted mirror, shaving light, extractor fan and blind.
Bedroom 2	3.66m x 3.71m	Carpet, fitted wardrobe, blinds, curtains and light shade.
Bedroom 3	2.52m x 2.43m	Carpet, fitted wardrobe, blinds, curtains and light shade.



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**Bathroom**      **1.7m x 1.91m**      Fully tiled, bath, shower curtain, w.c., w.h.b., light fitting and blinds.

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**Garden**      **12.25m x 6.96m**      Patio and lawn area.



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## **Additional Information:**

Gross internal floor area approx. 94 sq.m  
(1,012sq. ft)  
Gated side entrance  
Boiler house  
Outside tap

## **Entrance Driveway:**

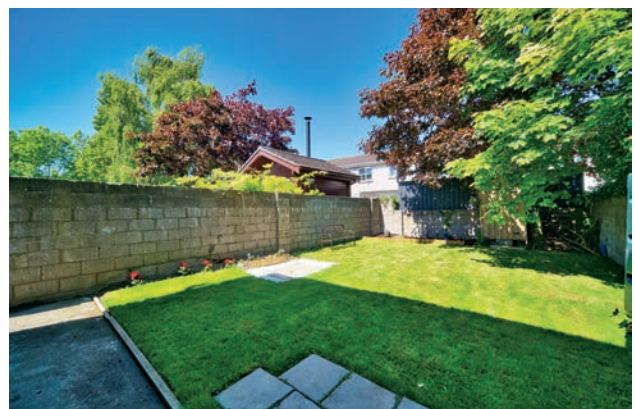
Parking for 2 cars and lawn area.

## **Items Included in sale:**

Oven, hob, extractor fan, integrated  
fridge freezer, dishwasher, curtains, blinds  
and light shades.

## **Services:**

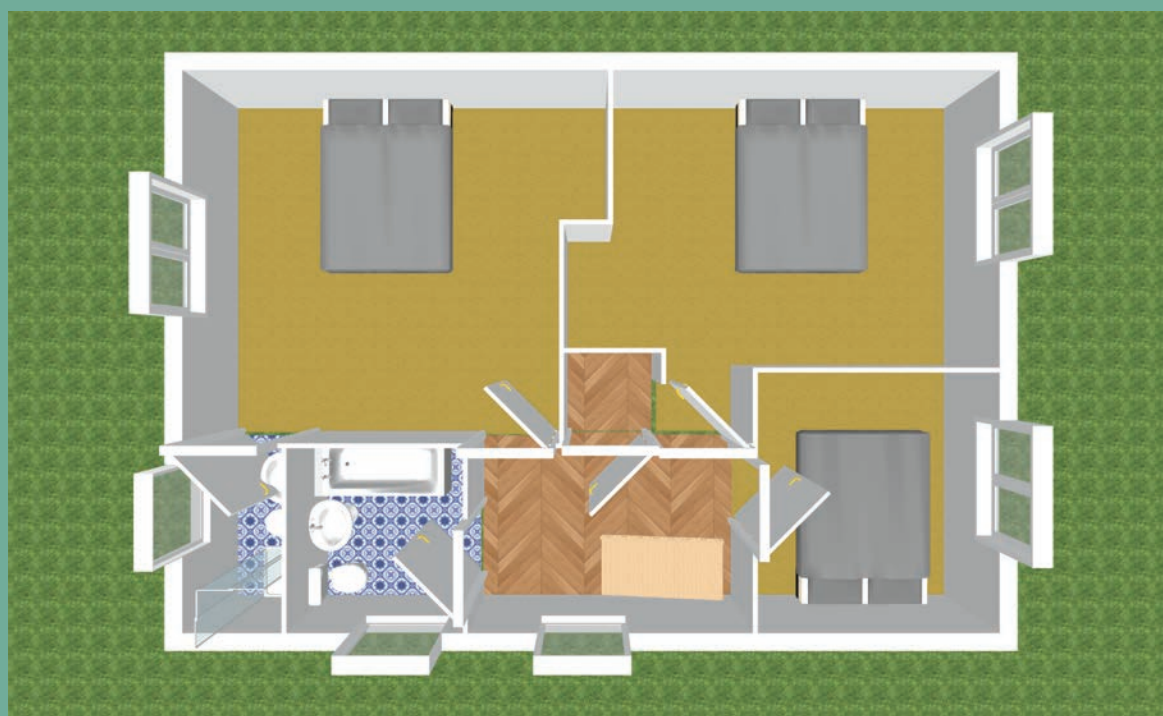
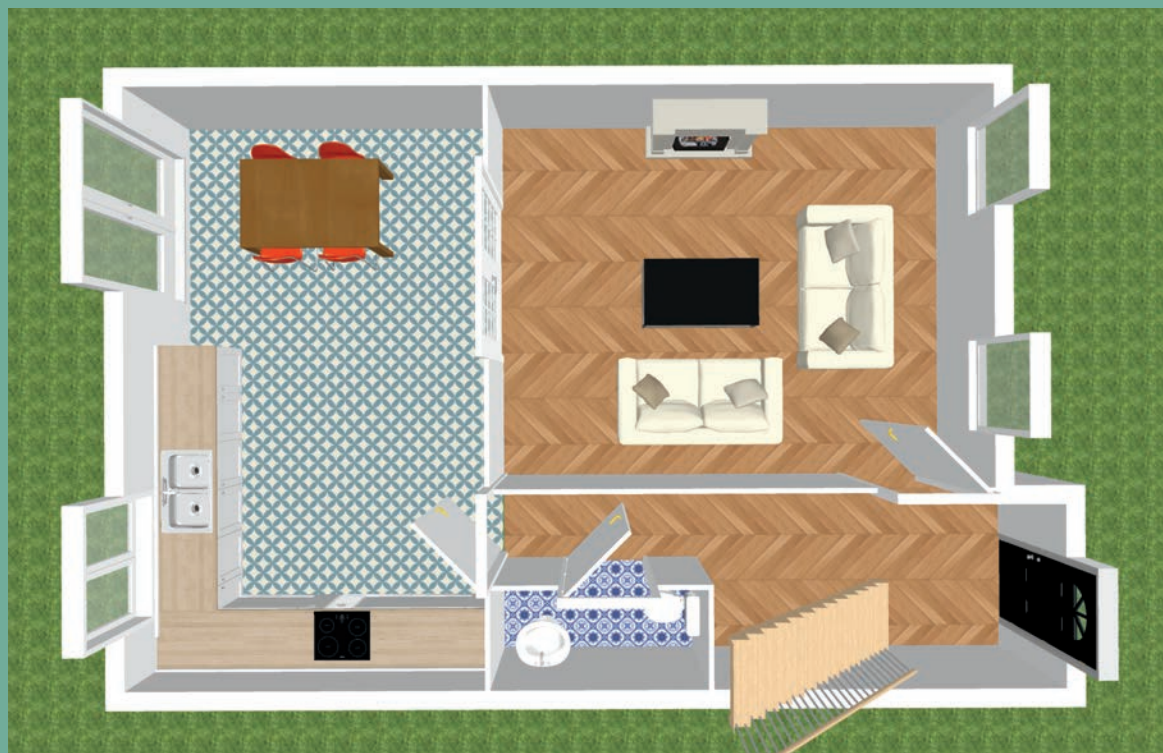
Main's water  
Oil fire central heating





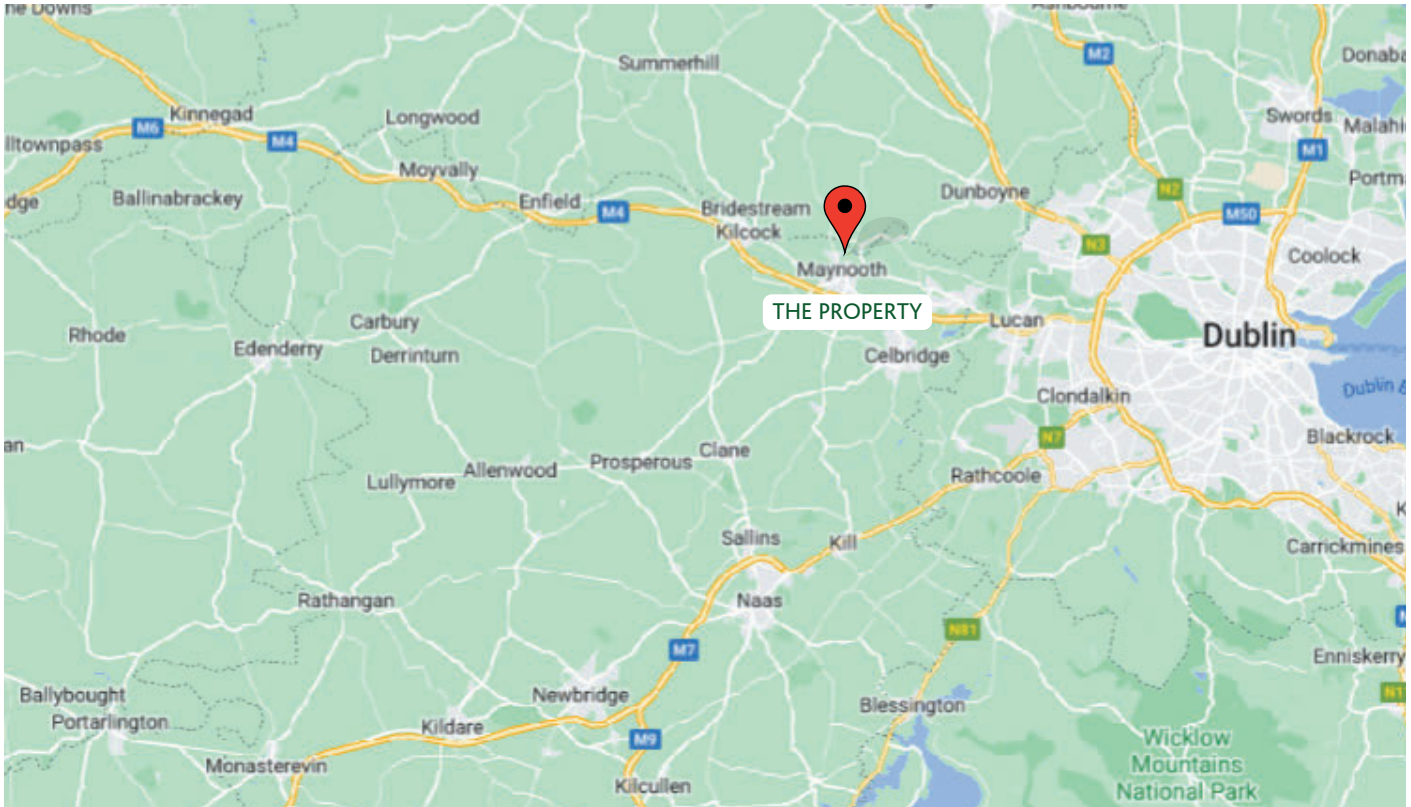
# Floor Plans

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# Directions

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## Directions

W23 Y4N2

## BER

BER C3

## Viewing

By prior appointment at any reasonable hour.

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### Contact Information:

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