

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.



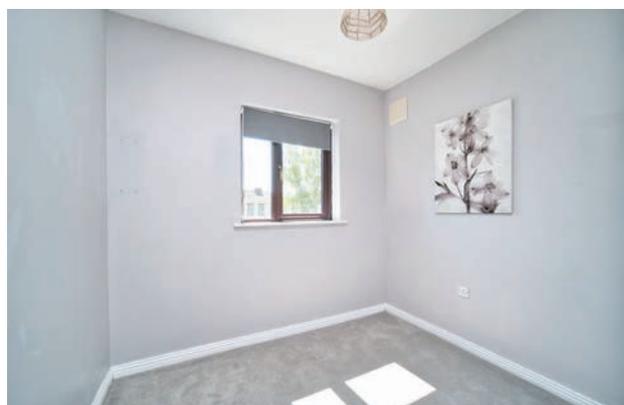
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En-suite **1.95m x 1.16m** Floor covering, shower cubicle, w.c., w.h.b., fitted mirror, shaving light, extractor fan and blind.

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.

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.

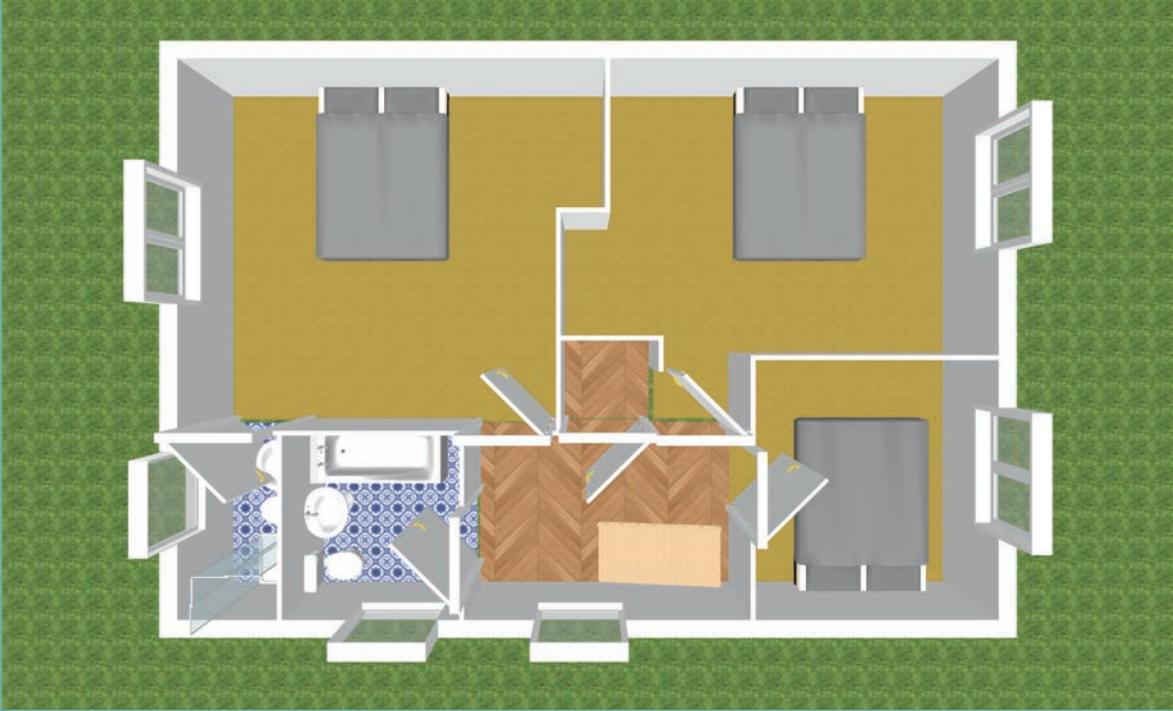
Services:

Main's water
Oil fire central heating



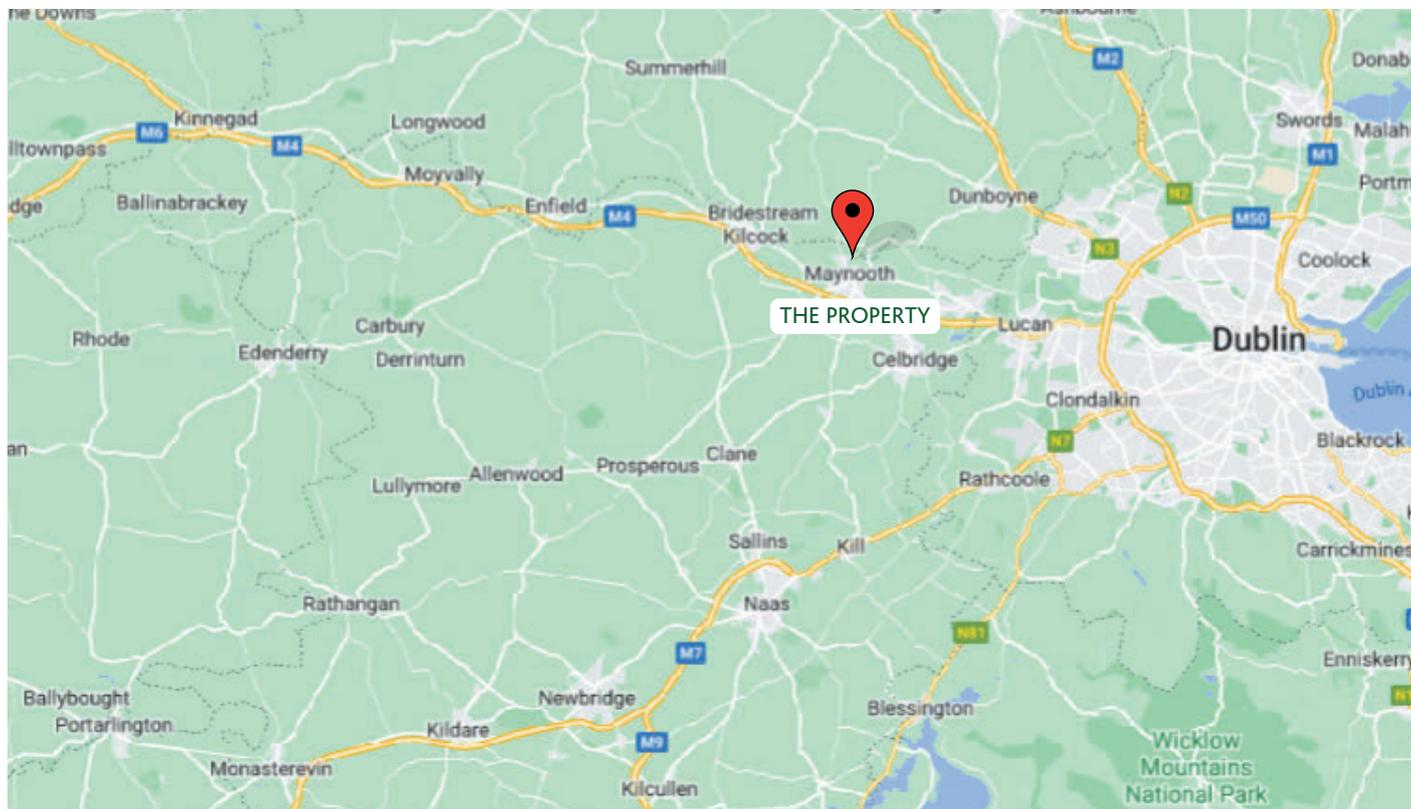
Floor Plans

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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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