

Residential

Coonan
PROPERTY



161 Rockfield Walk, Maynooth, Co. Kildare

To register a bid on this property, please visit coonanlive.com

- This is a unique opportunity to acquire a 3 bedroom detached bungalow
- The property extends to approx. to 100.7s.q.m (1,080 sq.ft)
- This is a property with enormous potential in the desirable development of Rockfield
- Centrally located and within walking distance of Maynooth Town Centre and all its amenities
- Excellent connectivity, with easy access to M4 Motorway and Maynooth Train Station, close by

3 bedroom
detached bungalow
100.7s.q.m
(1,080 sq.ft)

Guide Price:

€395,000

Private Treaty

Accommodation

Coonan
PROPERTY

GROUND FLOOR:

Entrance Porch	3.64m x 0.59m	Sliding door.
Entrance Hallway	1.99m x 8.87m	Coving, centre piece, alarm panel and tiled floor, hotpress, storage press.
Sitting Room	6.19m x 3.22m	Fireplace with marble surround and timber mantle, coving, centre piece, TV point, solid wood floor, feature bay window.



Accommodation

Coonan
PROPERTY

Kitchen/Dining

5.39m x 3.68m

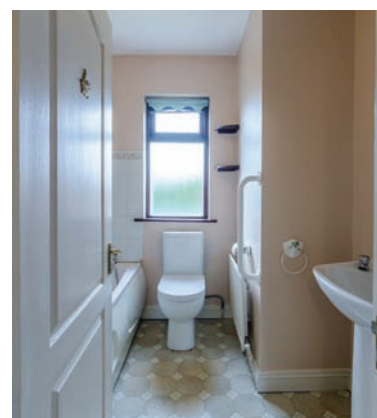
Traditional style floor and wall units, tiles splash back, plumbed for dishwasher and washing machine, ceramic hob, double oven, TV point, tiled floor, sliding patio doors and integrated dining area.



Accommodation

Coonan
PROPERTY

Master Bedroom	3.31m x 5.43m	Fitted wardrobes, TV point, solid wood floor, feature bay window.
Ensuite	0.98m x 2.96m	With w.c & w.h.b., Triton T90xrshower, vinyl floors, tiled wet area, gable end window.
Bedroom 2	3.11m x 2.87m	Fitted wardrobes, w.h.b & wall mirror, carpet.
Bedroom 3	3.1m x 3.06m	Fitted wardrobes, w.h.b & wall mirror, carpet.
Bathroom	2.15m x 1.99m	Vinyl floor, wall mirror, tiled wet area, w.c & w.h.b., bath.



Floor Plans

Coonan
PROPERTY





Additional Information:

Extends to c.100.7 s.q.mtrs (1,080 sq.ft)
 North-west facing rear garden
 Security alarm
 Double glazed windows
 Garden shed
 Outside tap
 Oil fired central heating.
 Garden to the front with shrub border.
 Mature garden to the rear.
 Bespoke patio.
 Off street car parking
 Cul-de-sac location
 Two side entrances.

Services:

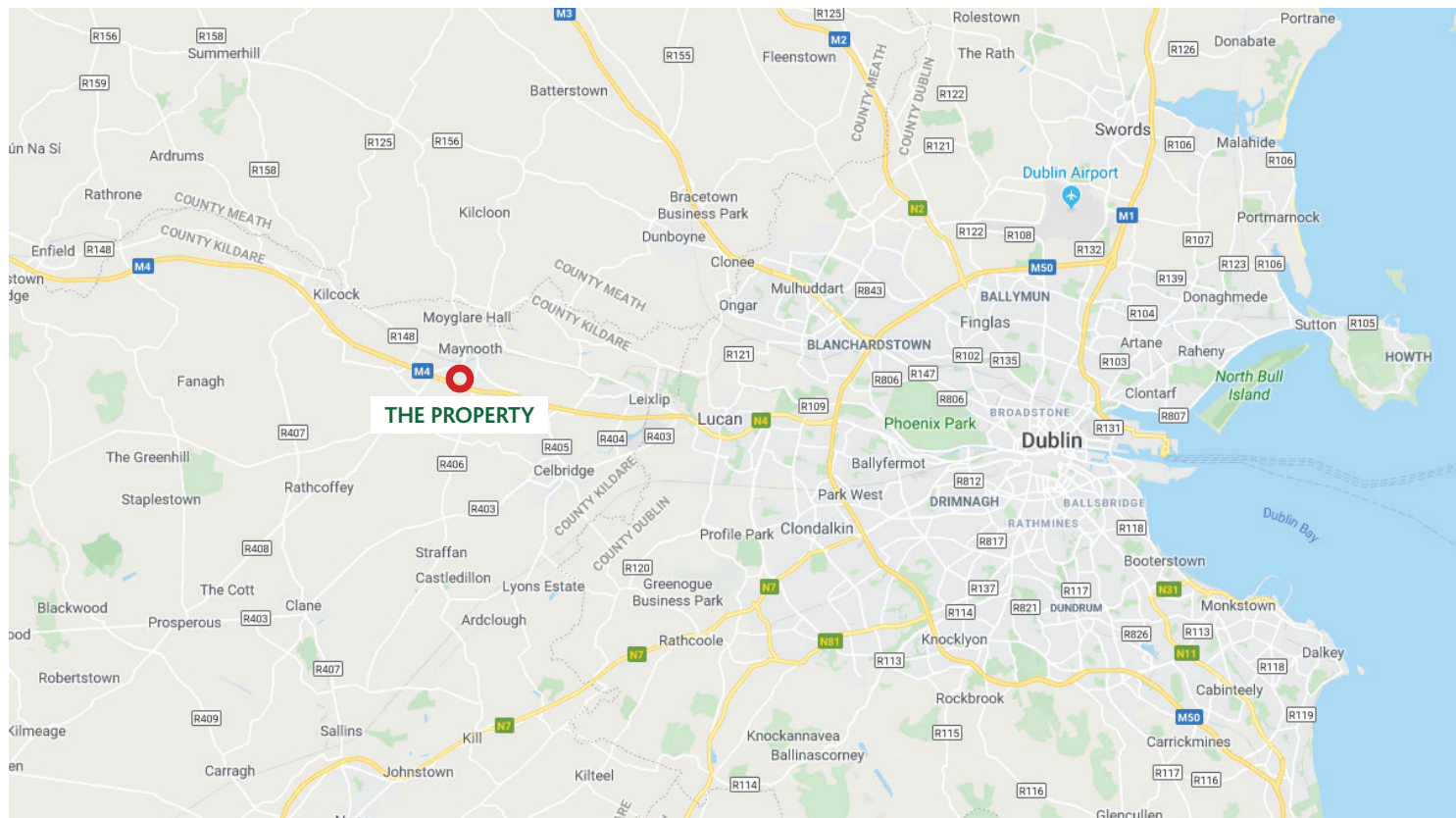
Mains sewage
 Gas fired central heating

Items Included in sale:

Curtains, blinds, light fitting, hob, oven.

Directions

Coonan
PROPERTY



Directions:

W23 V6K4

VIEWING

By prior appointment at any reasonable hour.

Coonan
PROPERTY

Contact Information:
Edward Cummins
edwardc@coonan.com
01 6286128

BER

BER D1

COONAN
PENSIONS & MORTGAGES

Coonan Pensions & Mortgages - Independent Brokers
For the Best Mortgage Deal to Suit your Needs Call
01 5052718 / info@coonanmortgage.com

Coonan Pensions & Mortgages is regulated by the Central Bank of Ireland.

PSRA registration no. 003764.

The above particulars are issued by Coonan Property on the understanding that all negotiations are conducted through them. Every care is taken in preparing particulars which are issued for guidance only and the firm do not hold themselves responsible for any inaccuracies. All reasonable offers will be submitted to the vendors for consideration but the contents of this brochure shall not be deemed to form the basis of any contract subsequently entered into. The vendor or lessor do not make, give or imply nor is Coonan Property or its staff authorised to make, give or imply any representation or warranty whatsoever in respect of this property.

From time to time the Coonan Property may email you information about services available within the Group that we think may be of interest to you. If you do not wish to receive such emails simply forward this email with "Opt out" in the subject line to info@coonan.com



coonan.com