

# Residential

**Coonan**  
PROPERTY



## 161 Rockfield Walk, Maynooth, Co. Kildare

To register a bid on this property, please visit [coonanlive.com](https://www.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**

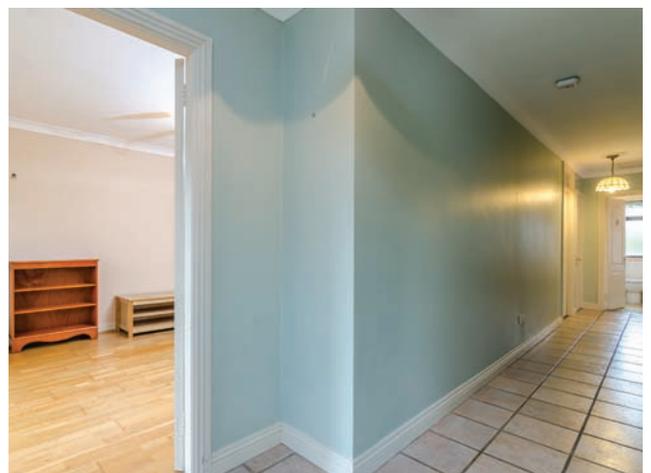
Private Treaty

# Accommodation

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## 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

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Kitchen/Dining

5.39m x 3.68m

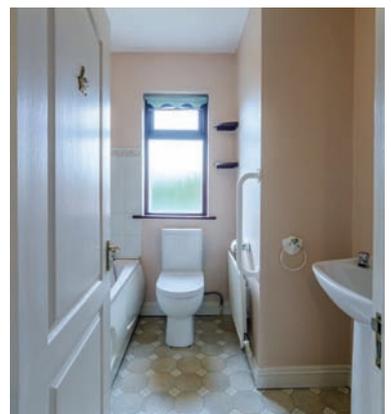
Traditional style floor and wall units, tiles splash back, plumbed for dishwasher and washing machine, ceramic hob, double oven, TV point, tiled floor, sliding patio doors and integrated dining area.



# Accommodation



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





### **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:**

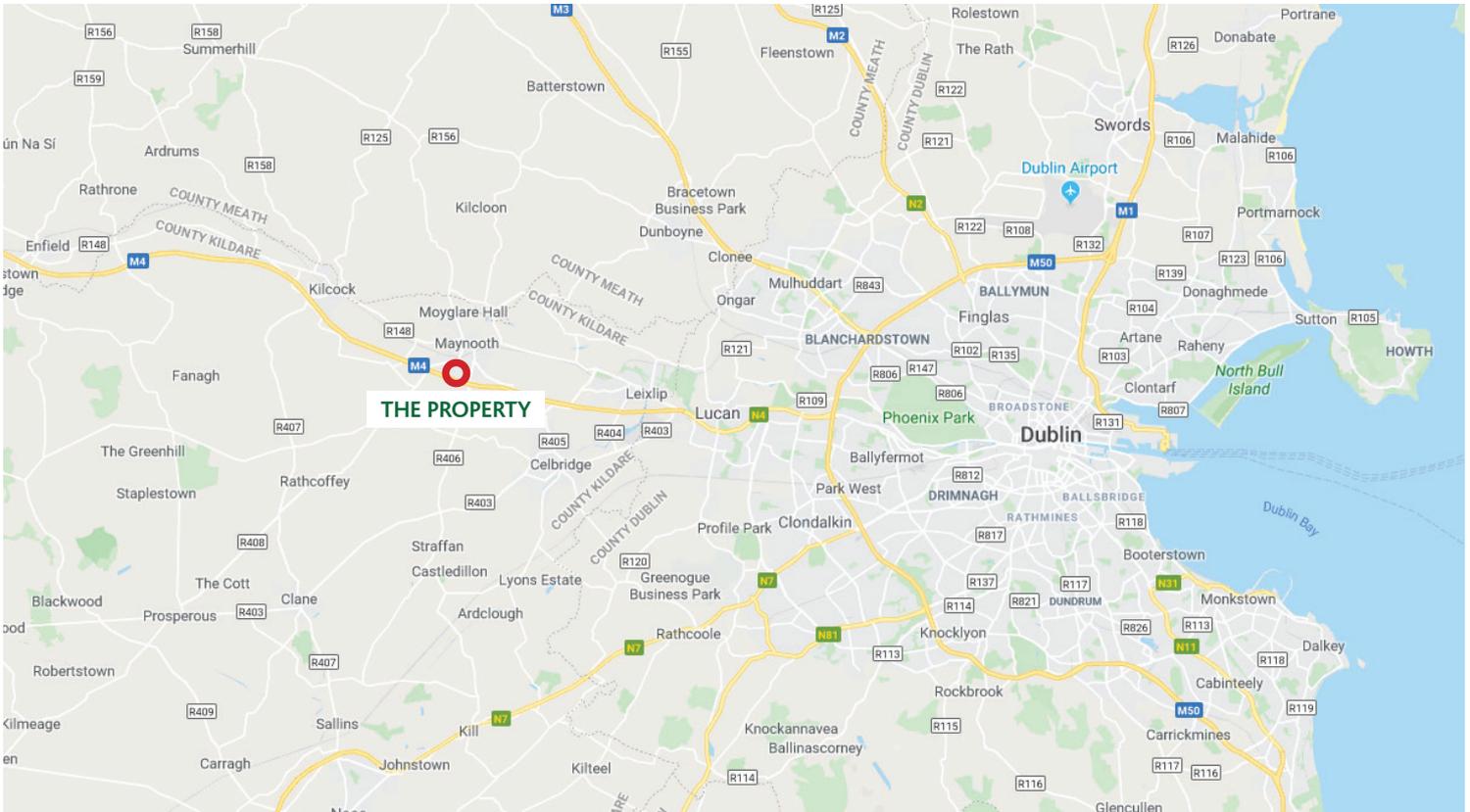
Mains sewage  
Gas fired central heating

### **Items Included in sale:**

Curtains, blinds, light fitting, hob, oven.

# Directions

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## Directions:

W23 V6K4

## VIEWING

By prior appointment at any reasonable hour.

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Contact Information:  
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**BER**

**BER D1**

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