

Residential

Coonan
PROPERTY



20 Beaufield Gardens, Maynooth, Co. Kildare

- Spacious 3 bedroom semi-detached home extending to approx. 92sq.m (990sq.ft)
- Accommodation comprises of an entrance hallway, guest w.c, living room, open plan kitchen/dining room, 3 bedrooms inc. master ensuite & family bathroom
- Recent improvements inc. new windows, front door, contemporary kitchen and fully tiled main bathroom
- Impressive exterior with off street parking for 2 cars and a beautifully landscaped rear garden complete with covered bar/ bbq area, artificial grass and patio
- Located in the highly sought after and conveniently located Beaufield development
- Within walking distance to Maynooth University, Manor Mills Shopping Centre, train station & Maynooth Town

3 bedroom
Semi-Detached
approx. 92sq.m
(990sq.ft)

Guide Price:
€365,000

Private Treaty

Accommodation

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GROUND FLOOR:

Entrance Hallway	5.68m x 1.74m	Tiled flooring, under stairs storage and light fitting.
Guest Toilet	0.8m x 1.61m	Fully tiled, w.c., w.h.b., extractor fan and light fitting.
Living Room	4.8m x 3.71m	Wood effect tiled flooring, cast iron fireplace with solid fuel stove insert, coving, curtains and light fitting.



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Living Room

4.8m x 3.71m

Wood effect tiled flooring, cast iron fireplace with solid fuel stove insert, coving, curtains and light fitting.

Kitchen/Dining Room **3.35m x 5.62m**

Tiled flooring, shaker style wall and floor units, Leisure range oven, dishwasher, American style fridge freezer, two light fittings and sliding door leading to the rear



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1st FLOOR:

Landing	1.92m x 2.6m	Laminate flooring, attic access and hot-press.
Master Bedroom	3.72m x 4.13m	Laminate flooring, fitted wardrobes, feature wood paneled wall, Stira folding attic ladder and light fitting.
Ensuite	2m x 1.15m	Tiled flooring, half tiled walls, w.c., w.h.b., shower cubicle with Triton electric shower and light fitting.



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Bedroom 2	2.78m x 4.01m	Laminate flooring, fitted wardrobes, feature wood paneled wall, curtains and light fitting.
Bedroom 3	2.62m x 2.5m	Laminate flooring, curtains and light fitting.
Bathroom	1.82m x 1.92m	Fully tiled, jacuzzi bath, w.c., w.h.b. with built in vanity, fitted mirror with shaving light and light fitting.





Services:

Mains water
Mains sewerage
Gas fire central heating

Items Included in sale:

Leisure range oven, dishwasher and light fittings.

Additional Information:

Overall internal floor area 92 sqm
Rear garden extends to 13.5m x 7.21m
New double-glazed windows throughout
New front door
Patio area
Artificial grass
Steel shed
Side gate
Raised flower beds
Outside tap
Barbecue/Bar area
Not overlooked
Parking for 2 cars
Tarmac driveway

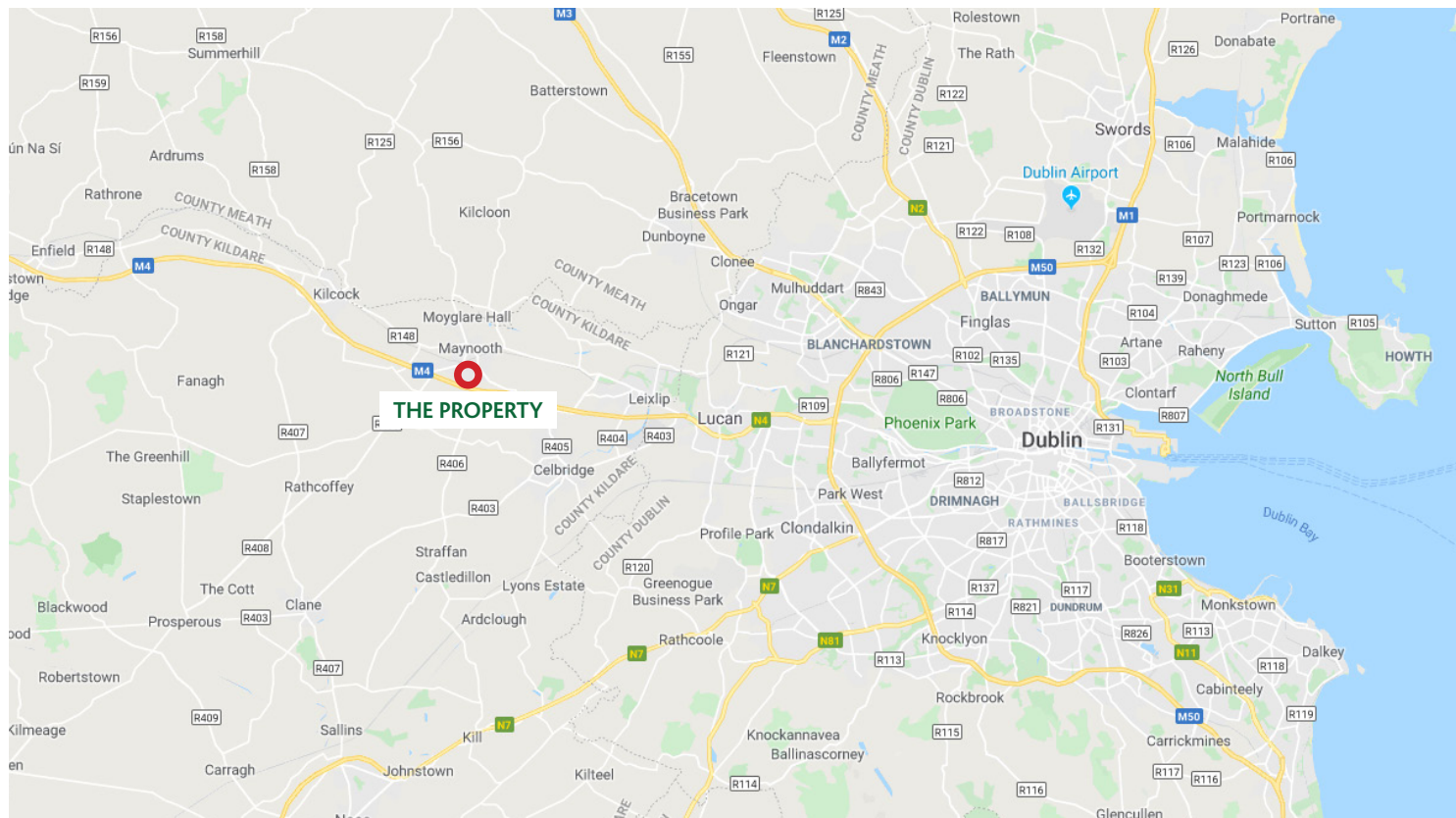
Floor Plans

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Directions

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Directions:

Eircode
W23H9DO

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Contact Information:

Sales Person
Mick Wright
016286128

VIEWING

By prior appointment at any reasonable hour.

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