

# Residential

**Coonan**  
PROPERTY



## 127 Griffin Rath Hall, Maynooth, Co. Kildare

- Coonan Property present a spacious three-bedroom home with superb rear extension, located just a short walk from Maynooth town centre
- Briefly comprises main hallway, play room, utility, downstairs w.c., open-plan living/kitchen/dining area, family bathroom and 3 bedrooms with ensuite
- Presents in excellent condition throughout and features a fantastic open-plan kitchen, dining, and living area
- Generous site with impressive rear garden and ideally positioned overlooking a beautifully maintained green area offering a safe play area for young children
- Griffin Rath Hall is located within walking distance of schools, bus stops, train stations as well as shops and Maynooth Town Centre
- Easy and traffic free access onto the M4 motorway with the M50, Dublin city centre and Airport all within a 30 minute drive

3 bedroom home  
extending to approx.  
121 sq.m (1,302 sq.ft)

Guide Price:

**€485,000**

Private Treaty

# Accommodation

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Entrance  
Hallway  
(Including  
Utility Room)

**2m x 6.7m**

Laminate flooring, hanging pendant light with shade, fitted curtains, alarm panel, utility under stairway with smart storage.

Guest W.C.

**1.4m x 1.2m**

Fully tiled bathroom, recessed lights, w.c., w.h.b., fitted mirror, extractor fan and vertical heated towel rail.



# Accommodation

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Play Room

**3.2m x 4.9m**

Laminate floors, hanging pendant light with shade and roller blinds.

Living/Kitchen/  
Dining Area

**2.5m x 3.6m,  
5.2m x 7.5m**

Laminate flooring, hanging pendant lights with shade, wall lights, recessed lights in kitchen and dining area, double French doors leading to rear garden, natural light opening in roof, fitted roller blinds and curtains, shaker style kitchen cabinets, double oven, hob, extractor fan and integrated dishwasher.



# Accommodation

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Landing  
(Including Hot  
Press)

**4m x 3.4m**

Carpet from stairway to landing, hanging pendant light with shade, fitted smoke detector, access to attic space and fitted shelves in hot press.

Master  
Bedroom  
(Front)

**3.5m x 3.5m**

Carpet, hanging pendant light, roller blinds and fitted wardrobes.



# Accommodation

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En-suite

**2m x 1.9m**

Fully tiled bathroom, recessed lights, shower with monsoon shower head, w.c., w.h.b. with vanity unit, window, fitted heated mirror with lights and a vertical heated towel rail.

Bedroom 2  
(Rear)

**3.5m x 2m**

Carpet flooring, hanging pendant light with shade, roller blinds and fitted wardrobe.



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**Bedroom 3  
(Rear)**

**2.5m x 5.1m**

Carpet flooring, hanging pendant light with shade, roller blinds and fitted wardrobes.

**Family  
Bathroom**

**2.9m x 1.7m**

Fully tiled bathroom, recessed lights, w.c., w.h.b., window, vertical heated towel rail, bath with monsoon shower head and shower screen.



# Accommodation

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Garden

(10.8m x 8.1m) +  
(2.3m x 12.8m)

Patio area with granite slabs, lawn area, wooden shed, outdoor lighting, outdoor sockets, tap and side entrance with wooden gate.



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## Additional Information:

Gross internal floor area approx. 121 sq.m.  
Built c2005  
Water pump  
Alarm system  
Boiler serviced 2 years ago  
Attic possibly suitable for conversion  
(subject to planning)  
Communal parking with one allocated  
parking space  
Rear extension completed 2 years ago  
North/West facing rear garden

## Services:

Mains water  
Gas fired central heating

## Items Included in sale:

Hob, extractor fan, double oven, light  
shades, roller blinds, curtains and wooden  
shed.



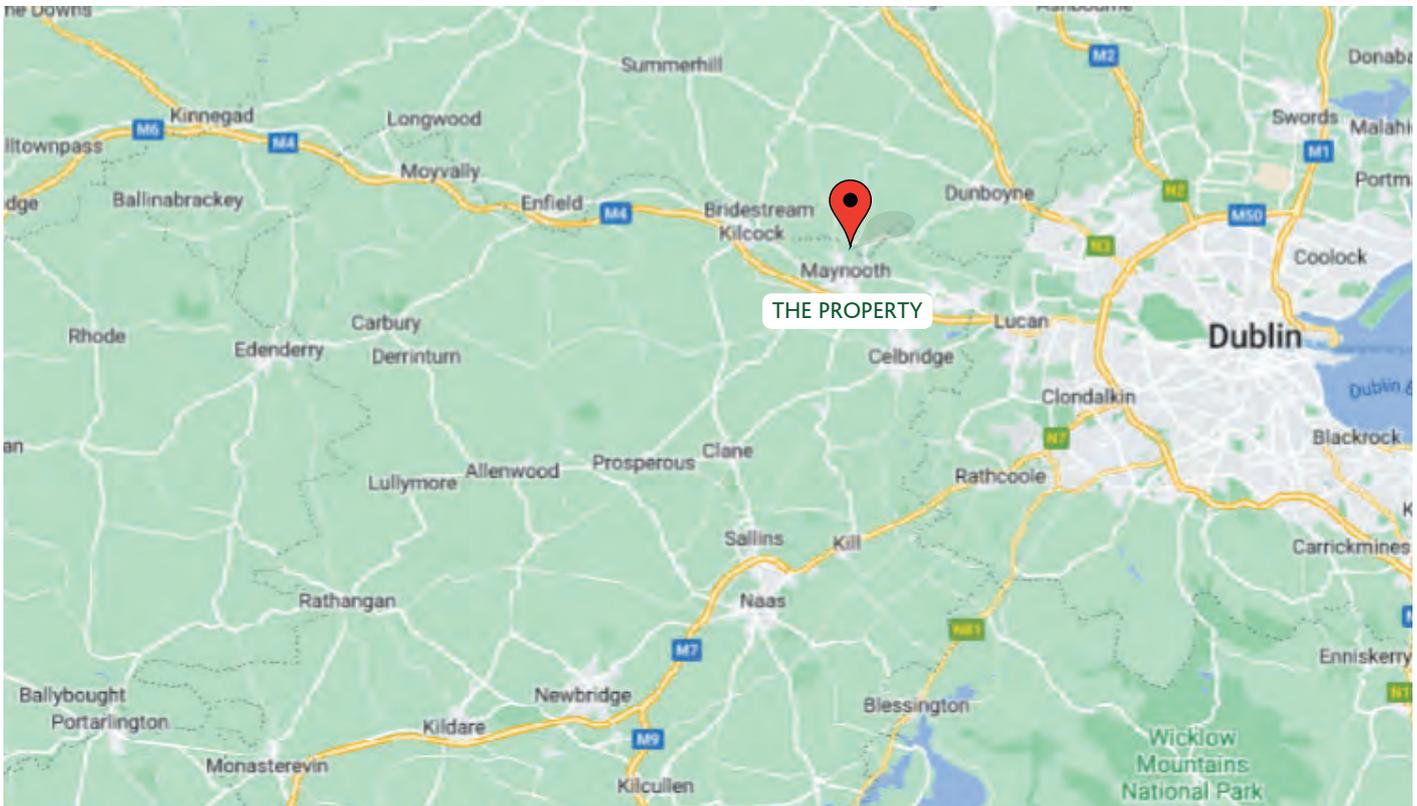
# Floor Plans

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# Directions

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## Directions

W23 Y7C7

**BER**

**BER B3**

## Viewing

By prior appointment at any reasonable hour.

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Contact Information:

Mick Wright

01 6286128

mickw@coonan.com

PSRA No.: 003764.

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For all your mortgage needs contact:

Dermot Horan / Romana Anca

01 505 2718

admin@coonanmortgage.com

coonan.com