

# Residential

**Coonan**  
PROPERTY



## 56 Hayfield, Maynooth, Co. Kildare

- Beautifully presented 3 bedroom semi with study extending to a very spacious 118sq.m (1271sq.ft)
- Built in 2017 to an exceptional standard with an A3 BER
- Bright and spacious accommodation throughout which also includes a study, 3 bathrooms and a 1st floor balcony
- Turnkey home offering high-end, contemporary finishes throughout
- South Facing rear garden with shed and patio area
- Conveniently located close to the M4 motorway and within walking distance of Maynooth University, Main Street, shops and bus stops

3 bedroom semi with  
study extending to a  
very spacious  
118 sq.m (1,271 sq.ft)

Guide Price:

**€495,000**

Private Treaty

# Accommodation

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Entrance  
Hallway

**2.16m x 5.67m**

Tiled flooring, light fittings and smart under stairs storage.

Study

**2.27m x 4.02m**

Laminate flooring and light fitting.

Guest W.C.

Tiled flooring, w.c., w.h.b., vertical heated towel rail, extractor fan and light fitting.

Kitchen/Dining

**4.51m x 3.78m**

Tiled flooring, wall and floor units, integrated double oven and microwave, extractor fan, induction hob, light fittings and double French doors leading to rear garden.

Utility Room

**1.62m x 1.31m**

Tiled flooring, storage units, plumbed for washing machine, light fitting and gas boiler.



# Accommodation

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**Dining Room**     **4.58m x 2.9m**

Solid oak flooring, coving and double French doors leading onto patio area.

**Kitchen**     **4.4m x 5.63m**

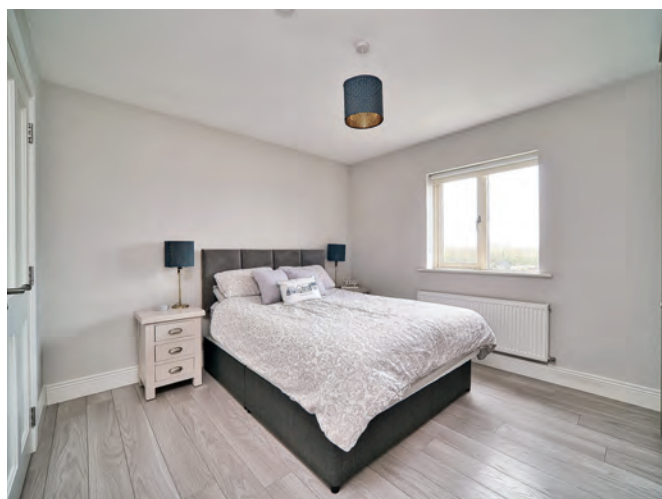
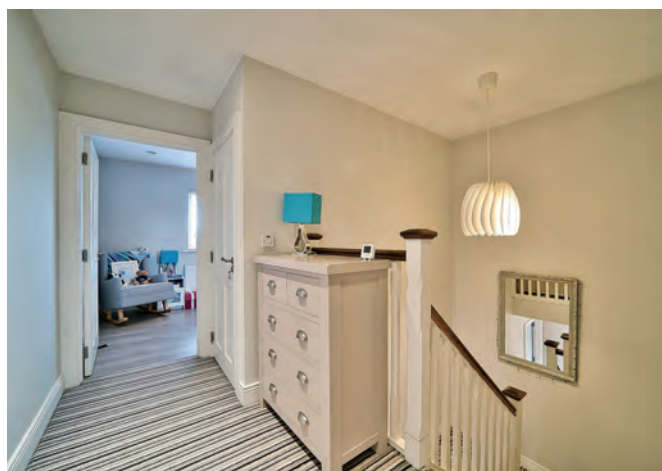
Marble tiled flooring, wall and floor units with granite worktop and upstand, tiled splashback, double oven, electric hob, extractor fan, fridge freezer, coving and double doors leading onto patio area.

**Utility Room**     **1.73m x 1.64m**

Marble tiled flooring, wall and floor units, stainless steel sink, fully plumbed and door to rear garden.

**Office/Play Room**     **2.47m x 4.7m**

Solid oak flooring and recessed blinds.



# Accommodation

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## First Floor

Landing	3.53m x 3.76m	Carpet and light fitting.
Living Room	3.77m x 3.56m	Laminate flooring, feature fireplace, TV point, light fitting and double French doors leading onto balcony.
Bedroom 3	2.89m x 2.75m	Laminate flooring, fitted wardrobes and blackout blinds.
Bathroom	1.78m x 2.42	Tiled flooring, bath, shower, w.c., w.h.b., vertical heated towel rail, light fitting and shaving light.



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## Second Floor

Landing	3.17m x 4.77m	Carpet, light fitting and hot-press with storage.
Master Bedroom	3.33m x 3.75m	Laminate flooring, fitted wardrobes and blackout blinds.
Ensuite	2.58m x 1.1m	Tiled flooring, w.c., w.h.b. with vanity unit, shower cubicle, heated towel rail, shaving light and extractor fan.
Bedroom 3	3.75m x 3.01m	Laminate flooring, fitted wardrobes, light fitting and venetian blinds.
Garden		South facing garden with paved patio area, cobble-locked side entrance and lawn area.



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## Additional Information:

Gross internal floor area approx. 118sq.m  
(1271sq.ft)

Year of construction 2017

Garden shed

Outside tap

Designated parking

Visitor parking available

## Services:

Mains Water

Gas fired central heating

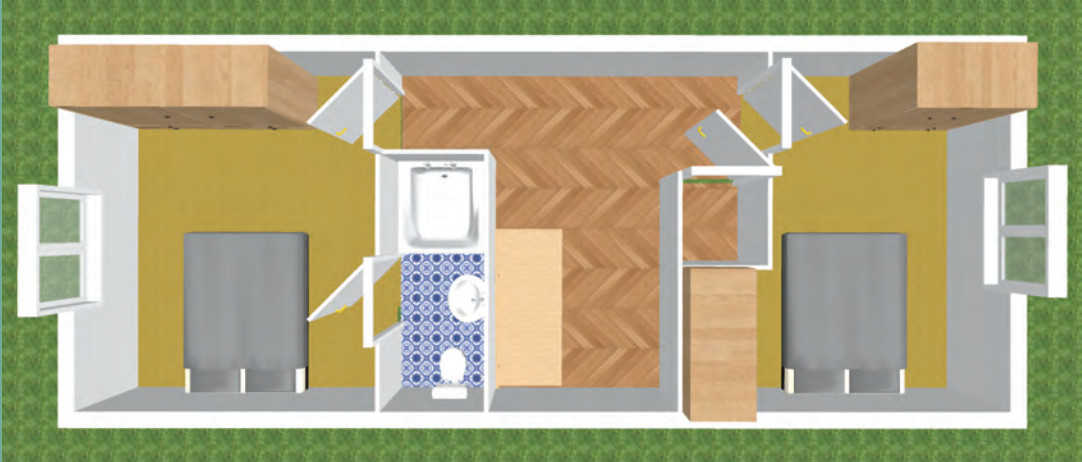
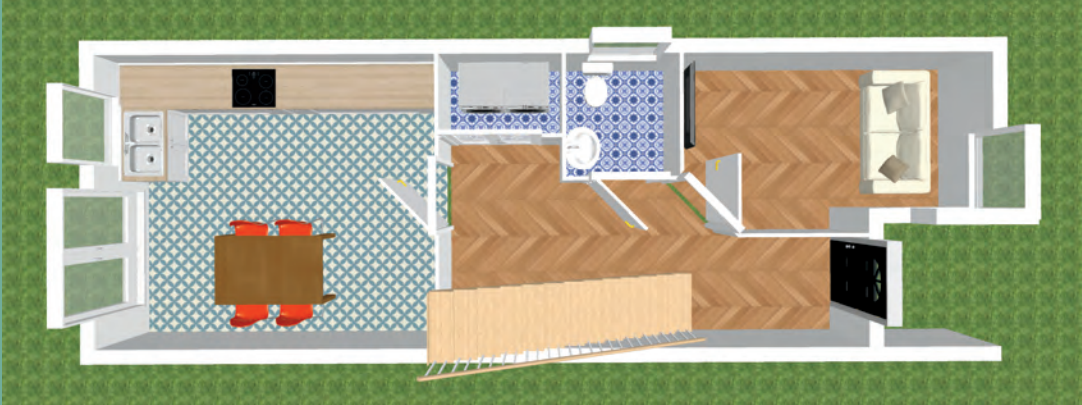
## Items Included in sale:

Integrated double oven and microwave,  
extractor fan, induction hob, light fittings  
and blinds.



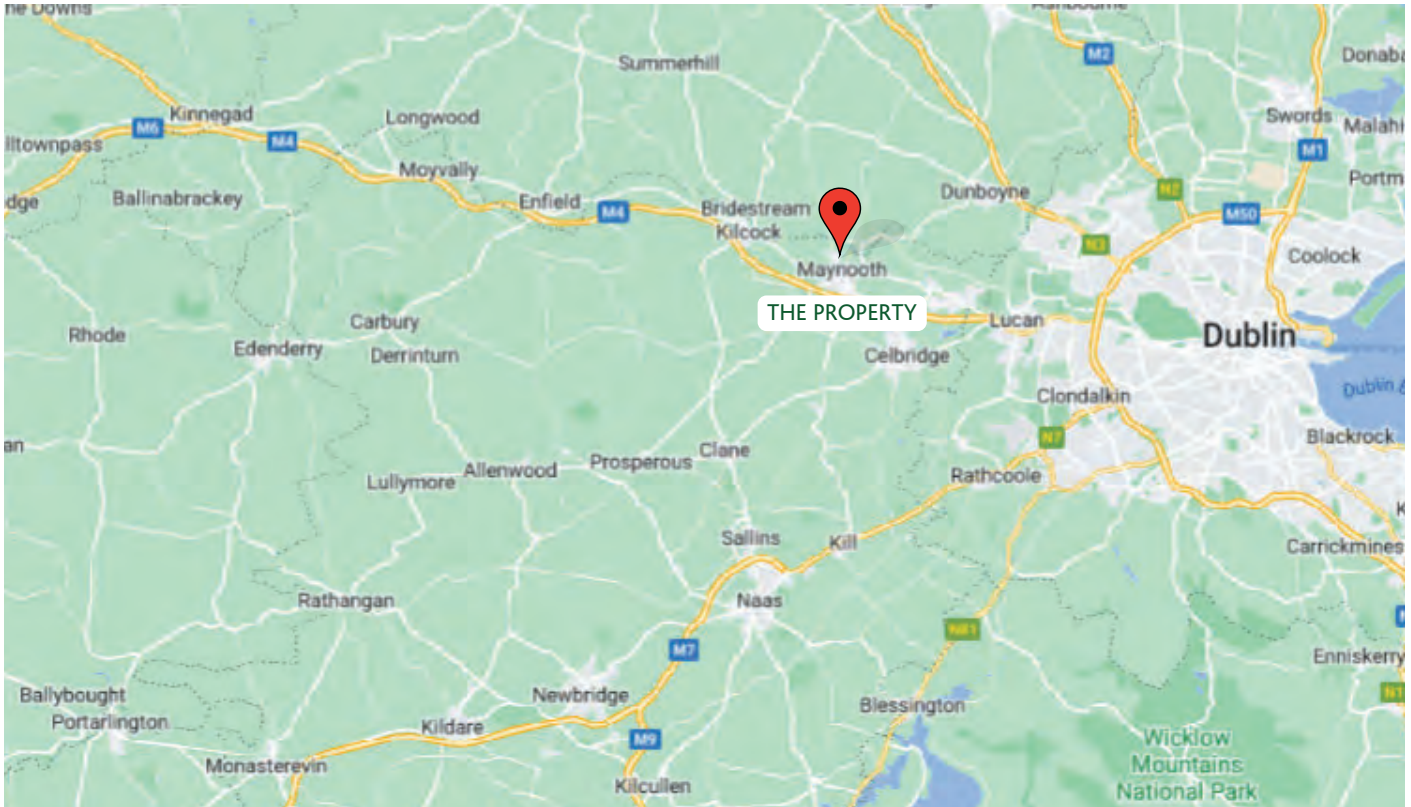
# Floor Plans

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# Directions

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## Directions

W23 HD61

**BER**

**BER A3**

## Viewing

By prior appointment at any reasonable hour.

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Contact Information:

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