

Residential

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PROPERTY



51 College Green, Maynooth, Co. Kildare

- Coonan Property proudly presents this superb three-bedroom semi-detached residence, ideally situated on a spacious, south-facing site within walking distance of Maynooth Town Centre.
- Well-proportioned accommodation briefly comprises entrance hall, living room, kitchen, versatile study or fourth bedroom, guest WC, three bedrooms (main with en suite), and a family bathroom.
- Occupying a large corner site, the property boasts an extra-wide side entrance offering potential for vehicular access or future development, subject to the necessary planning permission.
- Enjoy a private, sun-drenched south-facing rear garden, offering excellent potential for outdoor living and extension opportunities.
- Located in the very convenient College Green development, within walking distance of all town amenities including shops, schools, Maynooth University, train station, and much more.
- Prime central location just minutes from Manor Mills Shopping Centre, vibrant cafés, restaurants, bars, and local sports clubs – everything Maynooth has to offer is right on your doorstep.
- Superb public transport links, with frequent train and bus services providing direct access to Dublin City Centre and surrounding areas.
- Excellent road connectivity, with quick and convenient access to the M4 motorway – ideal for commuters.

3 bedroom semi-detached residence extending to approx. 90 sq.m (969 sq.ft)

Guide Price:

€395,000

Private Treaty

Accommodation

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Entrance Porch 1.7m x 0.53m

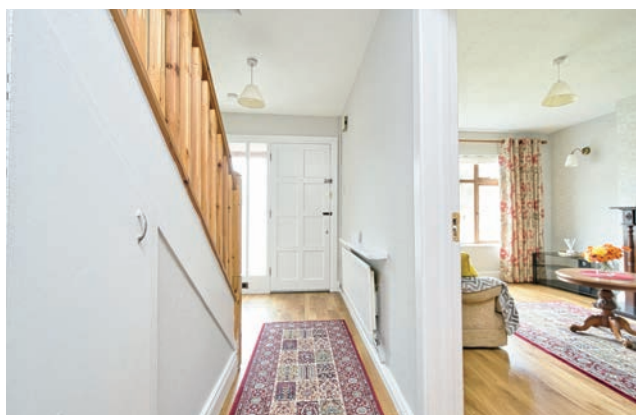
Tiled flooring, light fitting and sliding door.

**Entrance
Hallway** 4.1m x 1.85m

Laminate flooring, light shade and under stair storage.

Living Room 3.48m x 4.46m

Laminate flooring, wall light, blinds, light shade, fitted cabinet, feature fireplace with granite hearth and open fire and tv point.



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Kitchen **3.54m x 3.04m** Tiled flooring, wall and floor units, tiled splashback, fully plumbed, stainless-steel sink, oven, washing machine, microwave, fridge freezer and light fittings.

Study **2.25m x 3.20m** Laminate flooring, light shade, curtains and blinds.

Guest W.C. **1.19m x 1m** Tiled flooring, semi tiled wall, w.c., w.h.b., extractor fan, light fitting and fitted mirror.



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|----------------|---------------|--|
| Landing | 1.93m x 3.77m | Carpet, light shade, hot-press and attic access. |
| Master Bedroom | 3.52m x 3.71m | Overlooking rear garden, laminate flooring, fitted wardrobes, light shade, curtains and blinds. |
| En-suite | 0.8m x 2.1m | Fully tiled, shower cubicle with electric Triton shower, w.c., w.h.b., fitted mirror, recessed lights and extractor fan. |



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Bedroom 2 **3.43m x 3.73m** Laminate flooring, fitted wardrobes, light shade, tv point, curtains and blinds.

Bedroom 3 **2.4m x 2.47m** Laminate flooring, light shade, curtains and blinds.

Bathroom Fully tiled, bath, w.c., w.h.b. with built in vanity unit, fitted mirror, extractor fan and light fitting.

Garden South facing garden with gated side entrance (6m).



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Additional Information:

Gross internal floor area approx. 90sq.m (969 sq.ft)

Double glazed windows

PVC fascia and soffits

Steel shed

Outside light

Quiet cul-de-sac location

Driveway Entrance:

Off street parking, lawn area and parking for one car with potential for more.

Services:

Mains water

Oil fire central heating

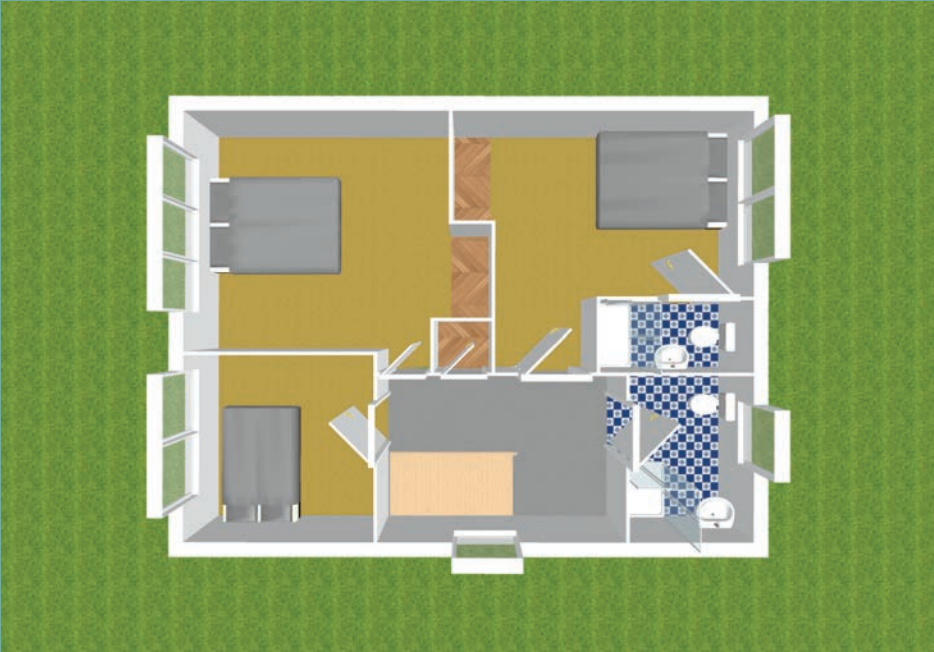
Items Included in sale:

Blinds, curtains (except living room) oven, washing machine, microwave, fridge freezer and light fittings.



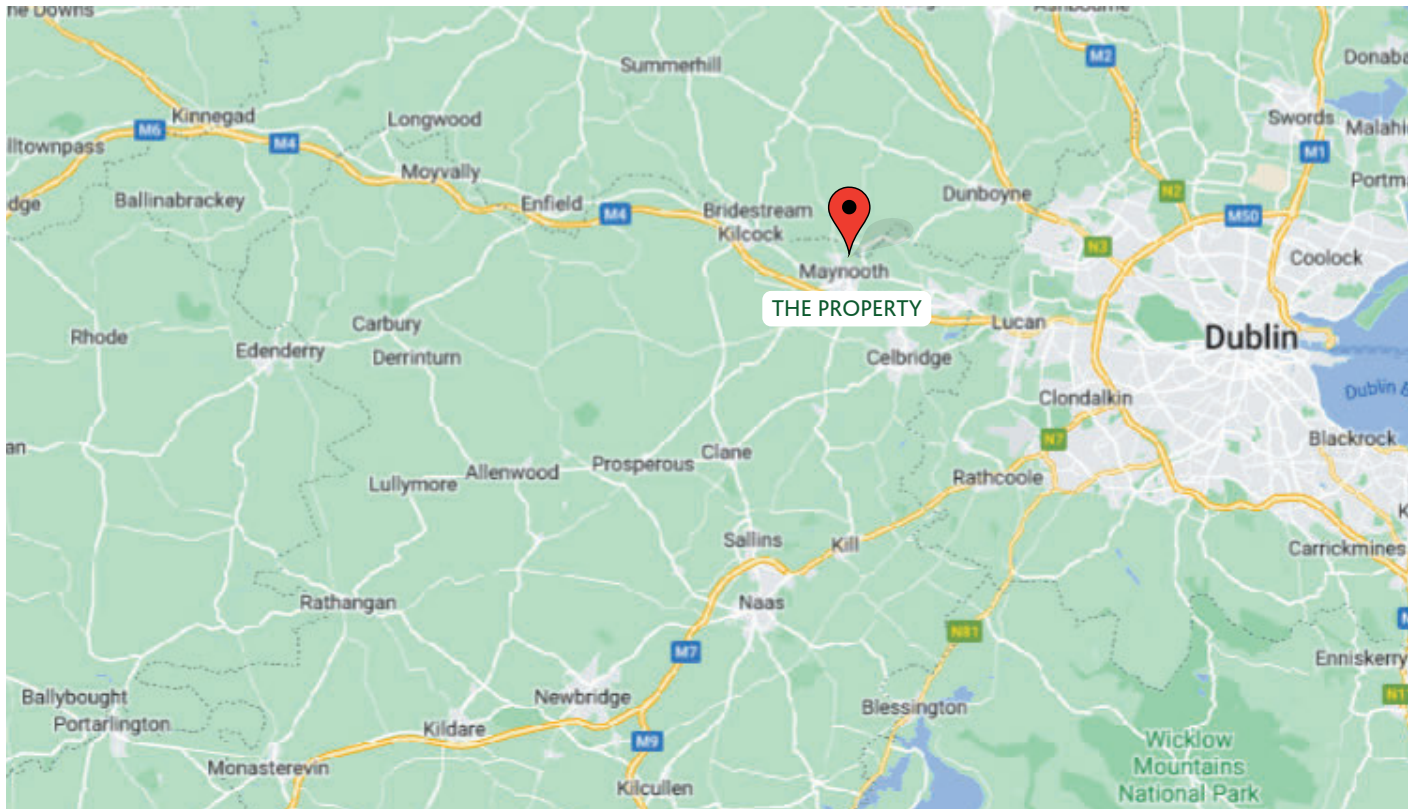
Floor Plans

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Directions

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Directions

W23 F1P0

BER

TBC

Viewing

By prior appointment at any reasonable hour.

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Contact Information:

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