

Residential

Coonan
PROPERTY



5 Lyreen Avenue, Mariavilla, Maynooth, Co. Kildare

- Spacious and beautifully appointed A Rated 3-bedroom home with garden room, just a short walk from Maynooth town centre
- Accommodation extends to a generous 115 sq.m and comprises main hallway, ground floor w.c., living room, open plan kitchen/dining room, utility room, 3 bedrooms inc. master ensuite and family bathroom
- Built in 2018 to an exceptional standard by Cairn Homes and finished superbly by the current owners with a keen eye for interior décor
- Highly efficient home with energy efficient condensing gas boiler, solar panels, double glazing and high levels of insulation
- Internal features include, bespoke feature panelled walls in living room and kitchen, high quality flooring, vibrant colours and décor and a kitchen island/breakfast bar with quartz top to name but a few
- Superb garden room which is fully insulated and ready to go as a home office, gym or extra living space
- Mariavilla is ideally positioned just a short walk from Maynooth town, offering a wide range of educational centres for students of all ages, including Maynooth University
- The town's transportation options are also first-rate - a rapid and frequent train service gets commuters to Connolly Station in only 40 minutes, and the M4 motorway offers easy access to the M50, Dublin City Centre and beyond

3 bedroom home
extending to approx.
115 sq.m (1,238 sq.ft)

Guide Price:
€585,000

Private Treaty

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Entrance
Hallway

2.27m x 2.58m

Tiled flooring, Hive smart heating controls, recessed lights and venetian blinds on door.

Guest W.C.

1.54m x 1.84m

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

Living Room

3.82m x 5.85m

Feature fireplace with granite hearth and electric fire insert, TV point, curtain pole, light shade, feature panelled wall and double French doors leading to rear garden.



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Kitchen/Dining 3.4m x 5.6m

Tiled floor, shaker style fitted wall and floor units, quartz worktop, double oven, induction hob, integrated microwave, island/breakfast bar, dishwasher, fridge freezer, two light shades and venetian blinds.

Utility Room 2.51m x 2.27m

Tiled floor, fitted wall and floor units, fully plumbed, houses gas boiler and door leading to rear garden.

Landing 3.27m x 3.65m

Carpet, attic access via folding ladder, light shade, storage closet and hot-press.



Accommodation



Master Bedroom

3.8m x 3.6m

Overlooks front
Carpet, fitted wardrobes, light shade, venetian blind and feature panelled wall.

En-suite

1.88m x 1.82m

Tiled, shower cubicle, w.c., w.h.b., shaving light with mirror, vertical heated towel rail and light fitting.

Bedroom 2

3.84m x 3.574m

Overlooks front
Laminate floor, fitted wardrobes, light shade and venetian blind.



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Bedroom 3

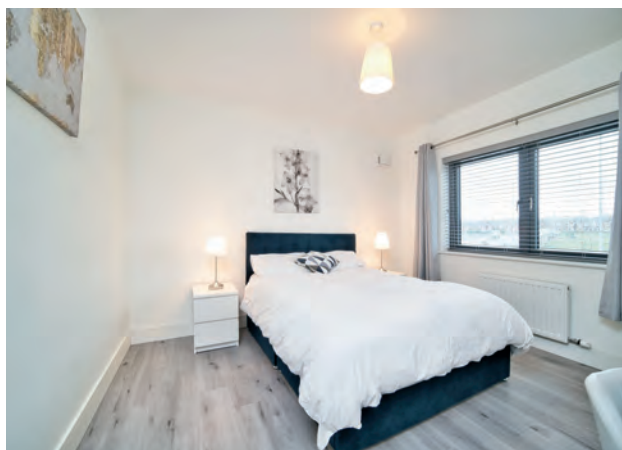
3m x 2.58m

Overlooks front
Laminate floor, light shade and venetian blind.

Bathroom

3.9m x 1.91m
(includes hotpress)

Fully tiled, bath, separate shower cubicle, w.c., w.h.b., fitted mirror with shaving light, heated towel rail, extractor fan and light fitting.



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Garden **7.47m x 11.74m**

Patio & lawn area, outside socket and garden room. Access via side entrance and gate.

Garden Room **2.29m x 2.3m**

Fully insulated, fuse board, sockets and outside sensor light.



Accommodation



Additional Information:

Gross internal floor area approx. 115sq.m

Built in 2018

Two designated parking spaces and extra visitor spaces

Attic suitable for conversion

Gated side entrance

Covered storage area

Services:

Mains water

Gas Fired Central Heating

Items Included in sale:

Double oven, induction hob, integrated microwave, dishwasher, fridge freezer, light fittings and blinds.



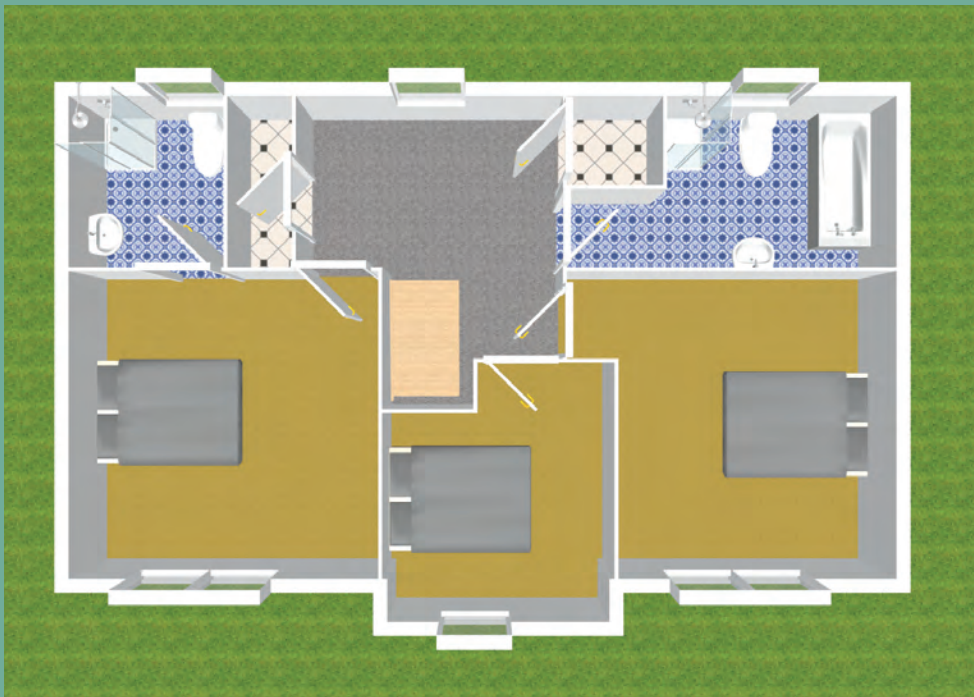
Accommodation

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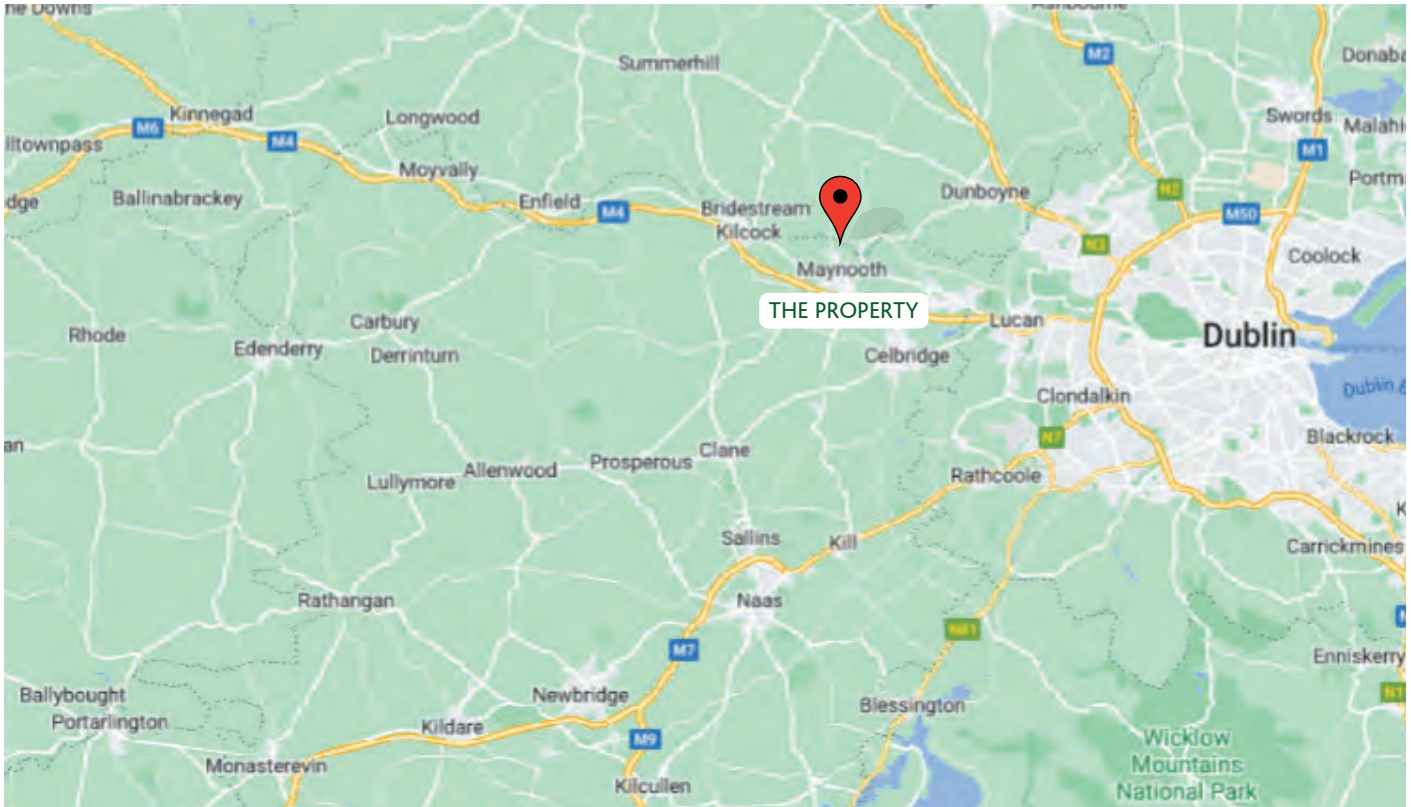
Floor Plans

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Directions

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Directions

W23 HD0Y

BER

BER A3

Viewing

By prior appointment at any reasonable hour.

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Contact Information:

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