

Residential

Coonan
PROPERTY



Kilcock Road, Maynooth, Co. Kildare

- This property has a prime location on Kilcock Road and this is an exceptional opportunity to acquire a single spacious family home extending to approx. 2,341 sq.ft (215 sq.m)
- Expansive detached residence set on site of approx. 0.72 acres of mature grounds, just a short stroll from Maynooth University and the town centre
- The accommodation comprises of entrance hallway, kitchen, lounge, living room, three bedrooms, shower room and bathroom
- The property offers fantastic potential for modernisation and renovation to suit your tastes.
- Features a generous extended driveway with ample parking and a garage located to the side

Single spacious family home extending to approx. 215 sq.m (2,341 sq.ft)

Guide Price:
Excess of €725,000

Private Treaty

Accommodation

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Entrance
Hallway (2.9m x 3.86m) +
(9.86m x 1.02m) Light fitting.

Living Room 4.24m x 4.40m Open fireplace and feature bay window.

Lounge Room 7.27m x 4.57m Feature fireplace, carpet, large bay window, split level room, curtains and wall lights.

Kitchen/Dining Room 8.40m x 2.43m +
3.25m x 3.08m Wall and floor units, wide feature window overlooking rear garden and fully plumbed.



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Utility Room	3.10m x 2.21m	Sash window and fully plumbed.
Inner Hallway	2.25m x 2.01m	Storage on both sides with folding doors.
Master Bedroom	2.68m x 5.65m	Carpet, fitted wardrobes and large window.
Bedroom 2	6.75m x 1.58m	Carpet, large windows and free-standing wardrobe.



Accommodation

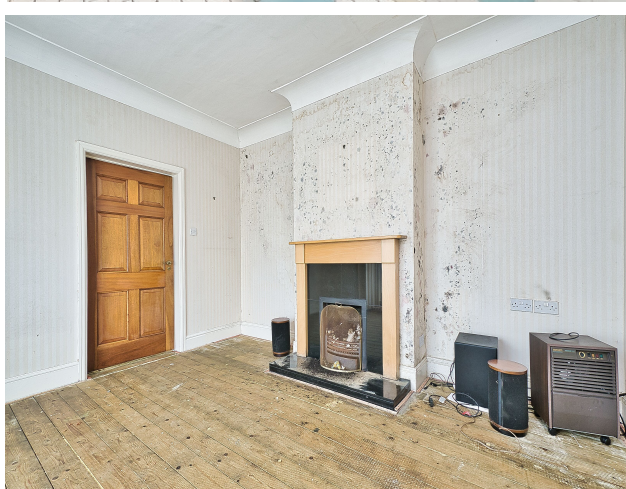
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Bedroom 3 **4.27m x 3.50m** Carpet, bay window and TV point.

Shower Room **3.35m x 1.87m** Shower cubicle, w.c., w.h.b. and bidet.

Bathroom Fully tiled, bath, shower cubicle, w.c.,w.h.b., sash window and blind.

Garden Mature trees, hedging and lawns.



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Additional Information:

Gross internal floor area approx. 2,341 sq.ft
(215 sq.m)
Constructed c.1972

Services:

Mains water
Oil fire central heating

Entrance Driveway:

Long sweeping driveway with mature trees
and shrubs.

Items Included in sale:

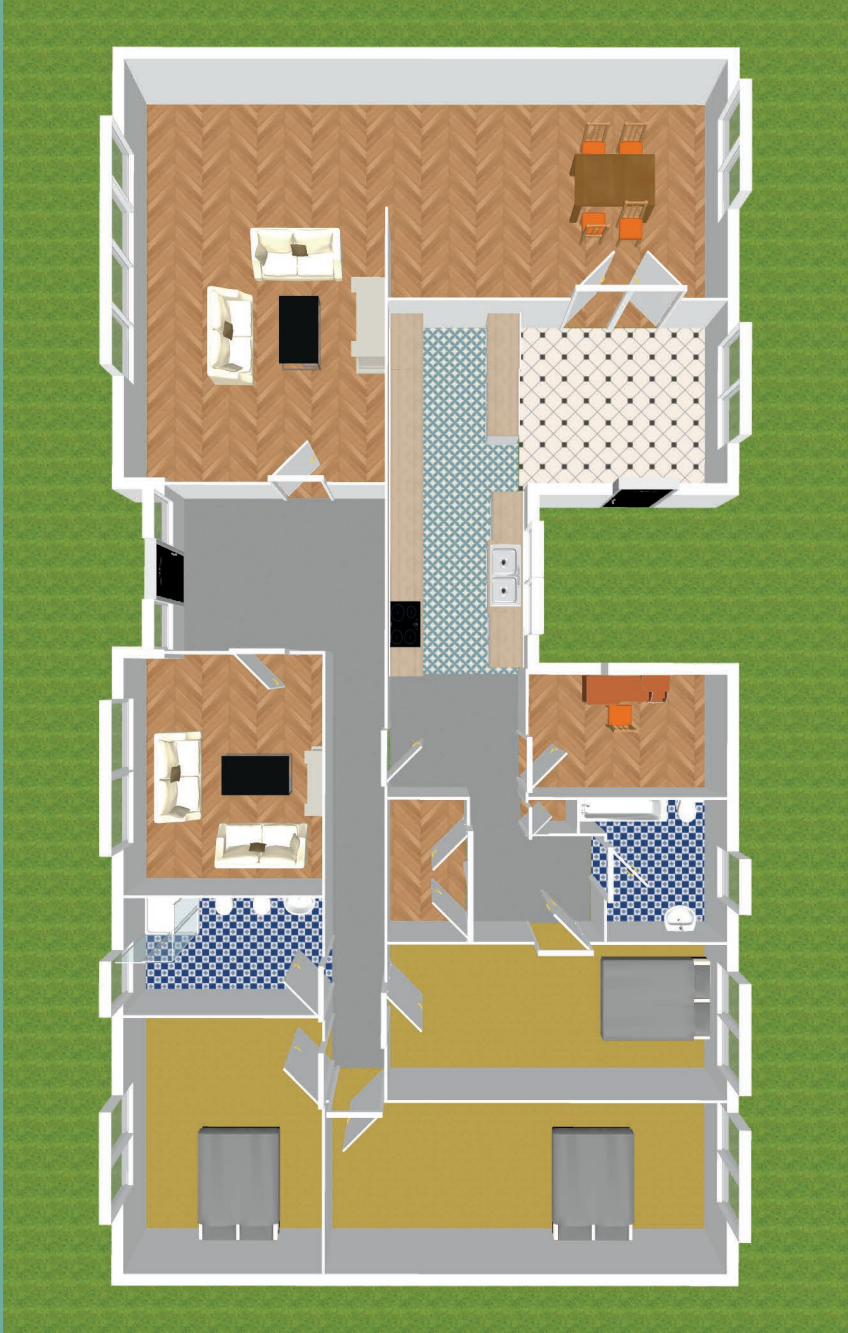
Carpets, curtains and all fixtures & fittings.

Location:

The house is positioned centrally on mature grounds, complete with well-established boundaries plus a large front and rear garden.
Excellent public transport options, with regular train and bus services to Dublin city centre.

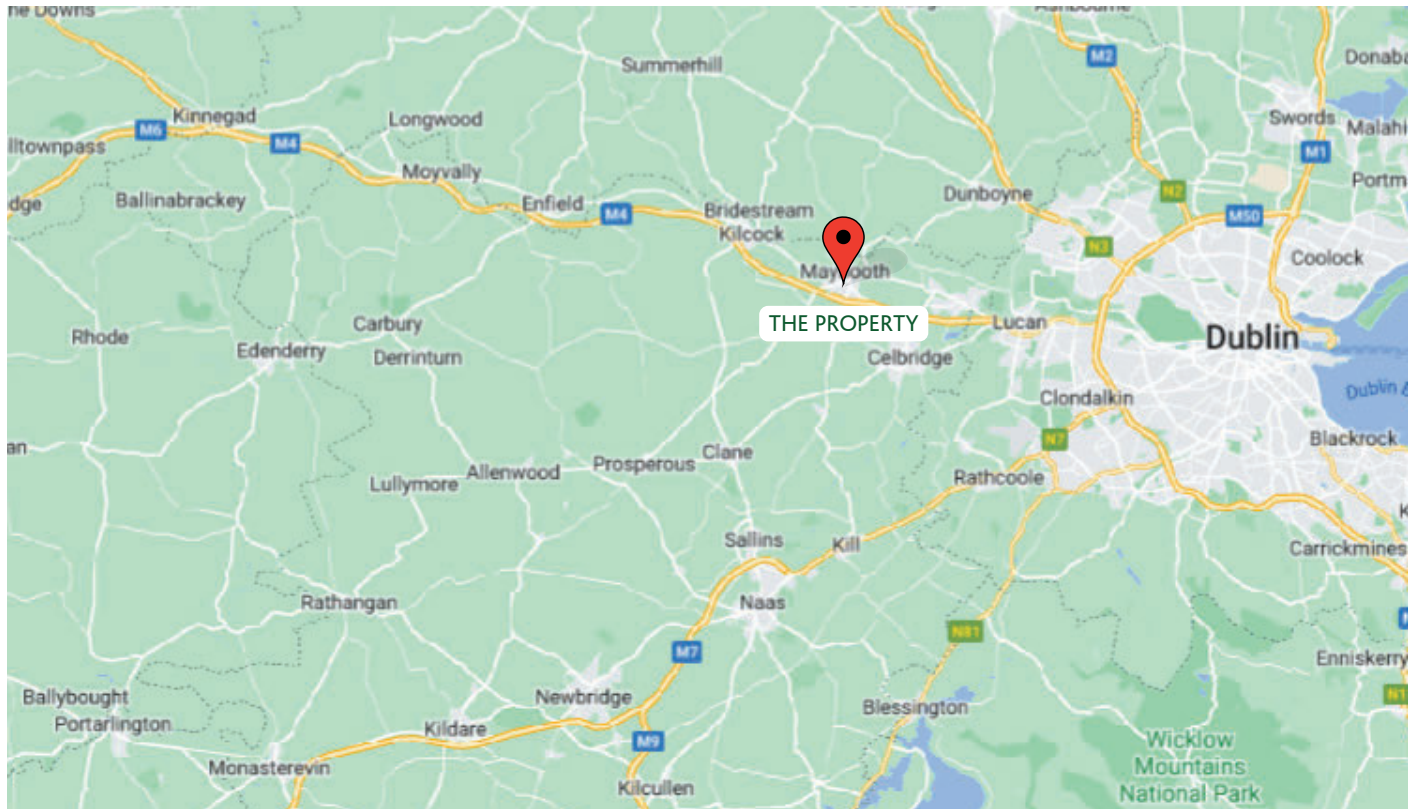


Floor Plans



Directions

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Directions

W23 K7R6

BER



Viewing

By prior appointment at any reasonable hour.

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Contact Information:

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