

Residential

Coonan
PROPERTY



30 Hayfield, Maynooth, Co. Kildare

To register a bid on this property, please visit coonanlive.com

- Spacious 2 bedroom home extending to c. 980 sq.ft
- Built in 2016 to an exceptional standard with a BER A2
- Spacious attic which could be suitable for conversion
- Ideally positioned overlooking a large green area
- Conveniently located close to M4 motorway and within walking distance of Maynooth University, Main Street, shops and bus stops
- Ideal first time buyer or trading down home

2 bedroom Home
approx. c. 980 sq.ft

Guide Price:
€325,000

Private Treaty

Accommodation

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GROUND FLOOR:

Entrance Hallway	1.54m x 1.54m	Laminate flooring, plantation shutters and light fitting.
Living Room	4.1m x 3.63m	Laminate flooring, feature fireplace with granite hearth and electric fire insert, plantation shutters, curtains, t.v. point and light fitting.
Inner hallway	1.74m x 1m	Laminate flooring and light fitting.
Guest W.C.	1.54m x 1.52m	Tiled flooring, w.c., w.h.b., extractor fan, light fitting and under stair storage.



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Kitchen/
Dining Room

4.6m x 3.62m

Tiled flooring, recessed lighting, shaker style wall and floor units, integrated dishwasher, integrated washing machine, integrated fridge freezer, integrated double oven, integrated microwave, hob, extractor fan, French doors with venetian blind and plantation shutters.



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1st FLOOR:

Landing	1.1m x 3.5m	Carpet, attic access with folding stairs, hot-press and light fitting.
Master Bedroom	3.62m x 3.42m	Carpet, fitted wardrobes, t.v. point, curtains, plantation shutters and light fitting.
Ensuite	1.8m x 2.44m	Tiled flooring, w.c., w.h.b., bath with shower screen, fitted mirror with shaving light and light fitting.



Accommodation

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Bedroom 2

3.11m x 3.61m

Carpet, fitted wardrobes, curtains, plantation shutters and light fitting.

Ensuite

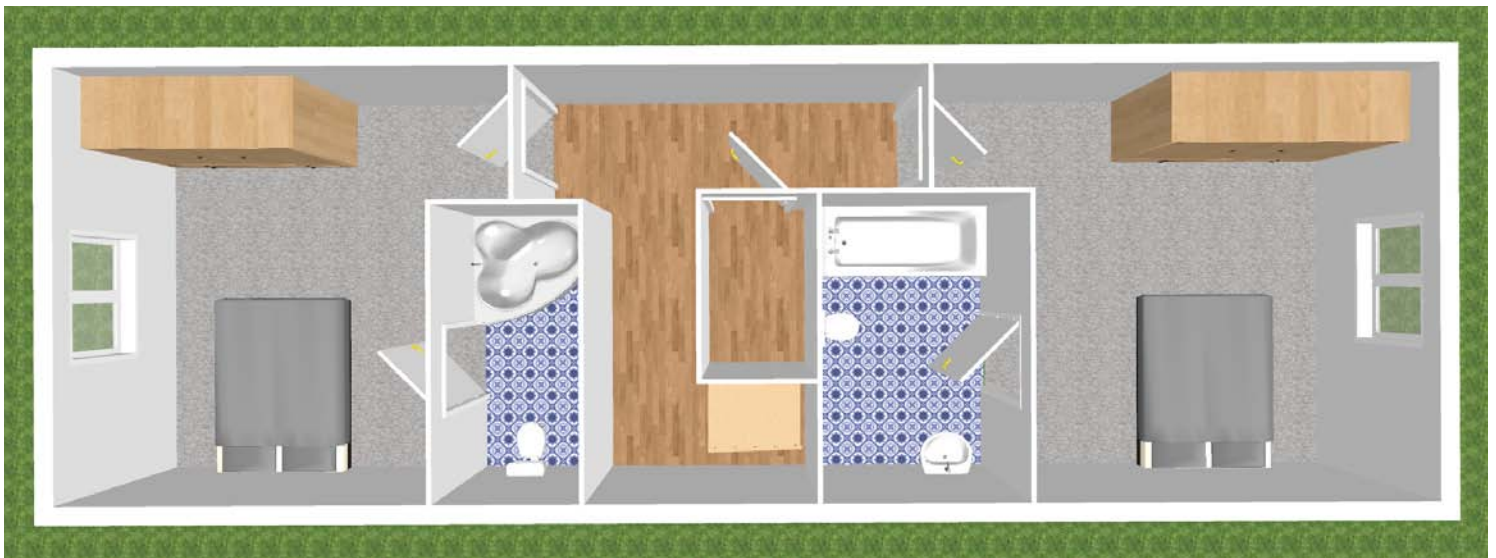
1.26m x 2.43m

Tiled flooring, w.c., w.h.b., shower cubicle, fitted mirror with shaving light and light fitting.



Floor Plans

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Additional Information:

Approx. 91sq.m
 Attic suitable for conversion
 Security alarm
 Mechanical heat recovery system
 Smart heating controls
 Smoke alarms
 PVC soffit and fascia
 Garden – 11.7m x 3.67m with patio area
 Barna shed
 Lawn
 Block walls
 Outside tap

Services:

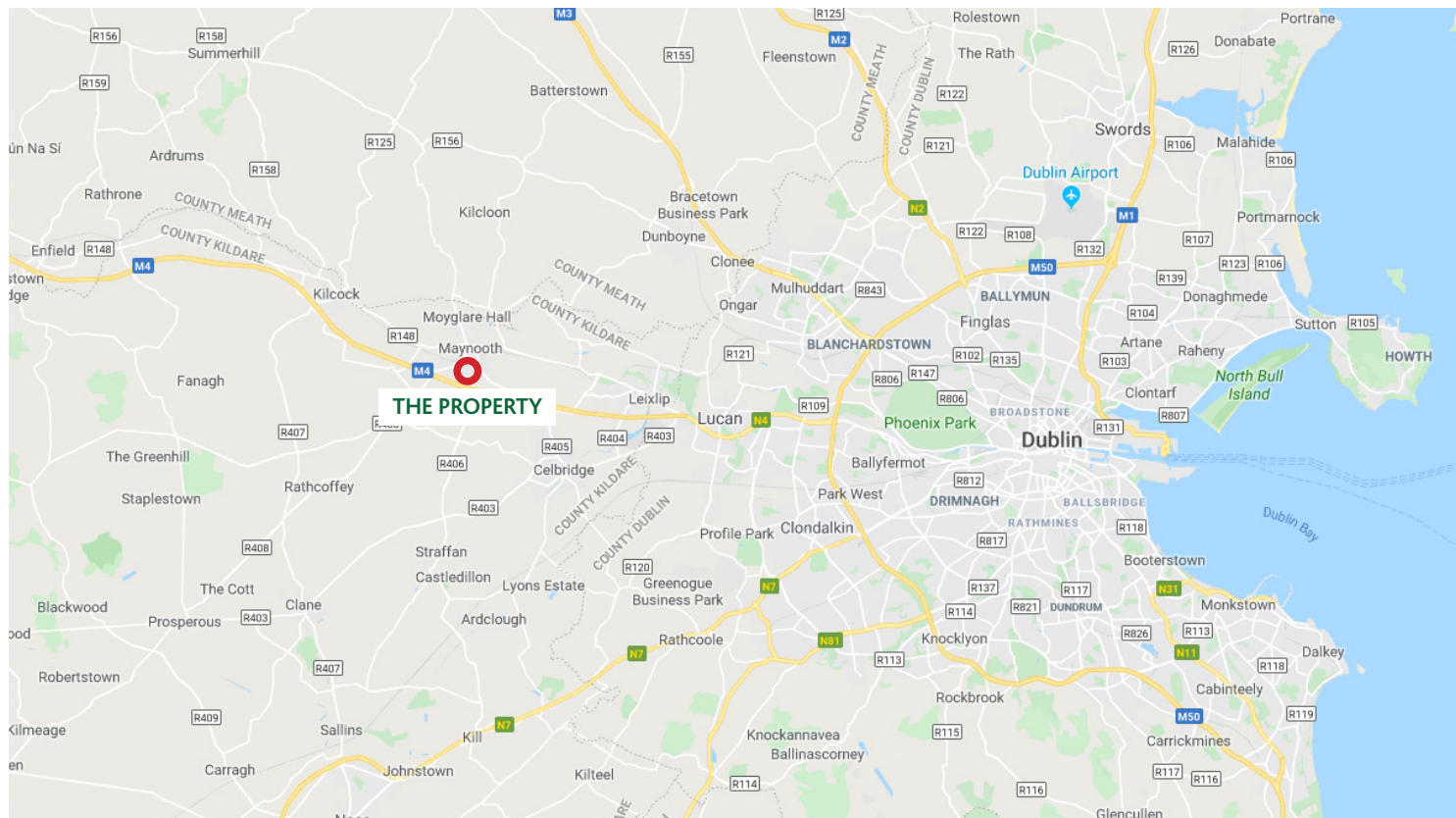
Gas, solar and PV panel central heating
 Mains water
 Mains sewerage

Items Included in sale:

Integrated dishwasher, integrated washing machine, integrated fridge freezer, integrated double oven, integrated microwave, hob, extractor fan and light fittings.

Directions

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Directions:

Eircode
W23 TR04

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Contact Information:

Sales Person
Mick Wright
016286128

VIEWING

By prior appointment at any reasonable hour.

BER **BER A2**

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