

# Residential

**Coonan**  
PROPERTY



## Cottage at Ladychapel, Maynooth, Co. Kildare

To register a bid on this property, please visit [coonanlive.com](https://coonanlive.com)

- Quaint 3 bedroom cottage with garage that extends to approx. 829 sq.ft. (77 sq.m.)
- This property has the benefit of a garden to the side and the rear
- The layout consists of entrance hall, living room, kitchen, main bathroom and 3 bedrooms
- The cottage is located adjacent to the famous landmark of "Ladychapel Church"
- This is a very unique location, and is close to Maynooth town centre and all the amenities it has to offer
- The location also provides great connectivity to the M50 and Maynooth train station

PSRA No. 003764 [coonan.com](https://coonan.com)

3 bedroom cottage  
Approx. 77 sq.m.  
(829 sq.ft)

Guide Price:  
**€275,000**

Private Treaty

# Accommodation

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Entrance Porch	1.83m x 2.12m	Laminate floor, dual aspect windows.
Entrance Hallway	1.30m x 1.08m	Laminate floor.
Sitting Room	3.54m x 5.31m	Open fire fireplace with brick surround and granite hearth, alcove unit, laminate floor, wall lights.





# Accommodation

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Kitchen

2.82m x 4.0m

Traditional style fitted kitchen, Velux window, tiled floor, and fireplace.

Back Hall

2.15m x 1.01m

Tiled floor, timber panelling on walls.



# Accommodation



Bedroom 1	2.58m x 5.09m	Fitted wardrobes, vanity units, TV point, laminate floor, dual aspect windows.
Bedroom 2	2.82m x 2.61m	Fitted wardrobes, laminate floor, and attic access.
Bedroom 3	2.94m x 2.54m	Laminate floor, TV point.
Bathroom		Fully tiled, w.c & w.h.b., bath & shower Triton T90sr, wall mirror, shaving light, hot-press.







### Services:

Mains water  
Mains sewerage  
Gas fired central heating

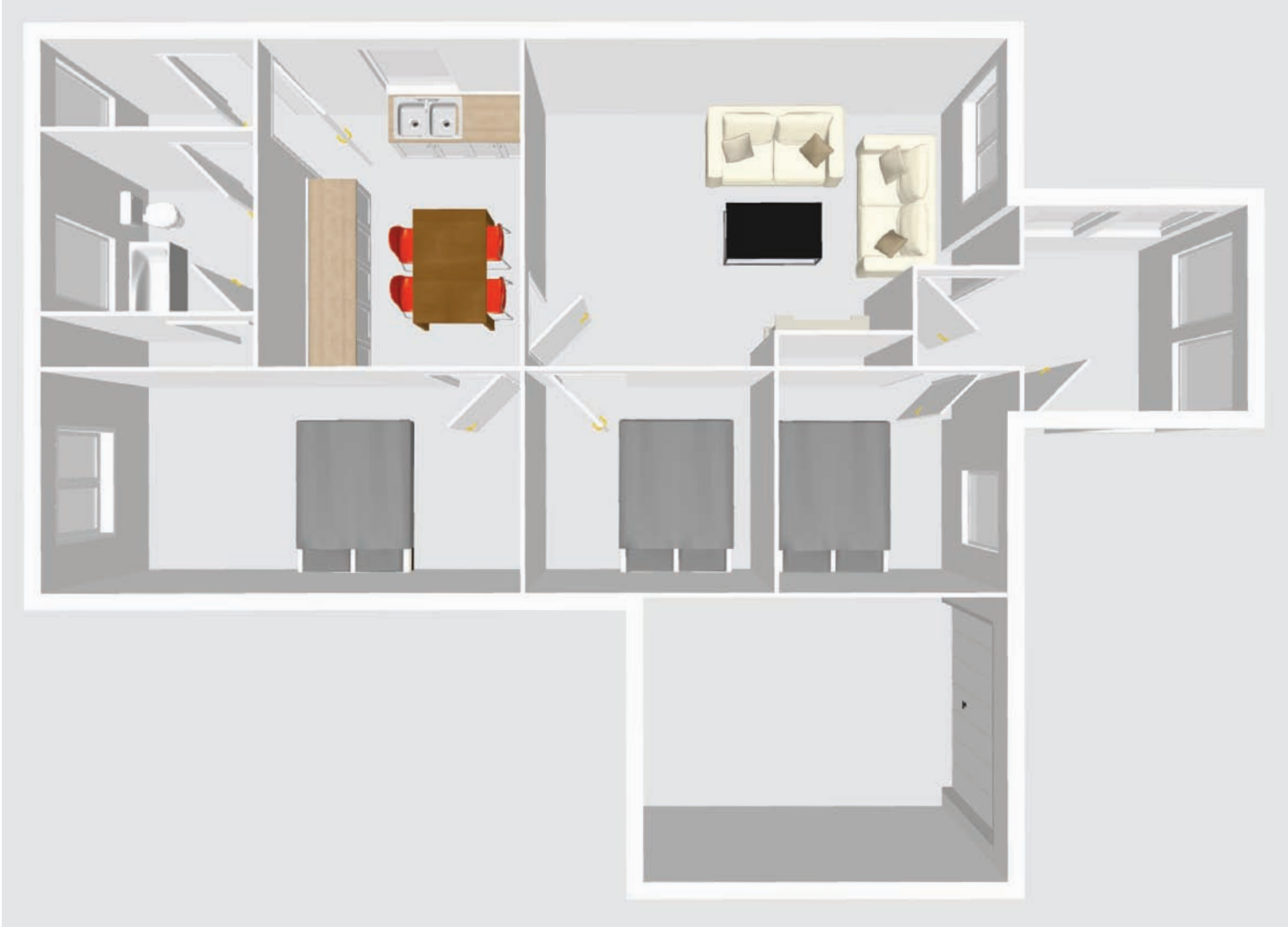
### Items Included in sale:

Curtains, blinds, light fittings.

### Additional Information:

Approx. internal area: 829 sq.ft. (77 sq.m.).  
Site c 0.34 acres.  
2 gardens, one to the side elevation and one to the rear.  
Small shed in rear garden.  
South facing rear garden.  
Double glazed windows throughout.  
PVC fascia & soffit.  
Garage 3m x 4.5m.  
Dual entrance.  
Tarmacadam entrance.

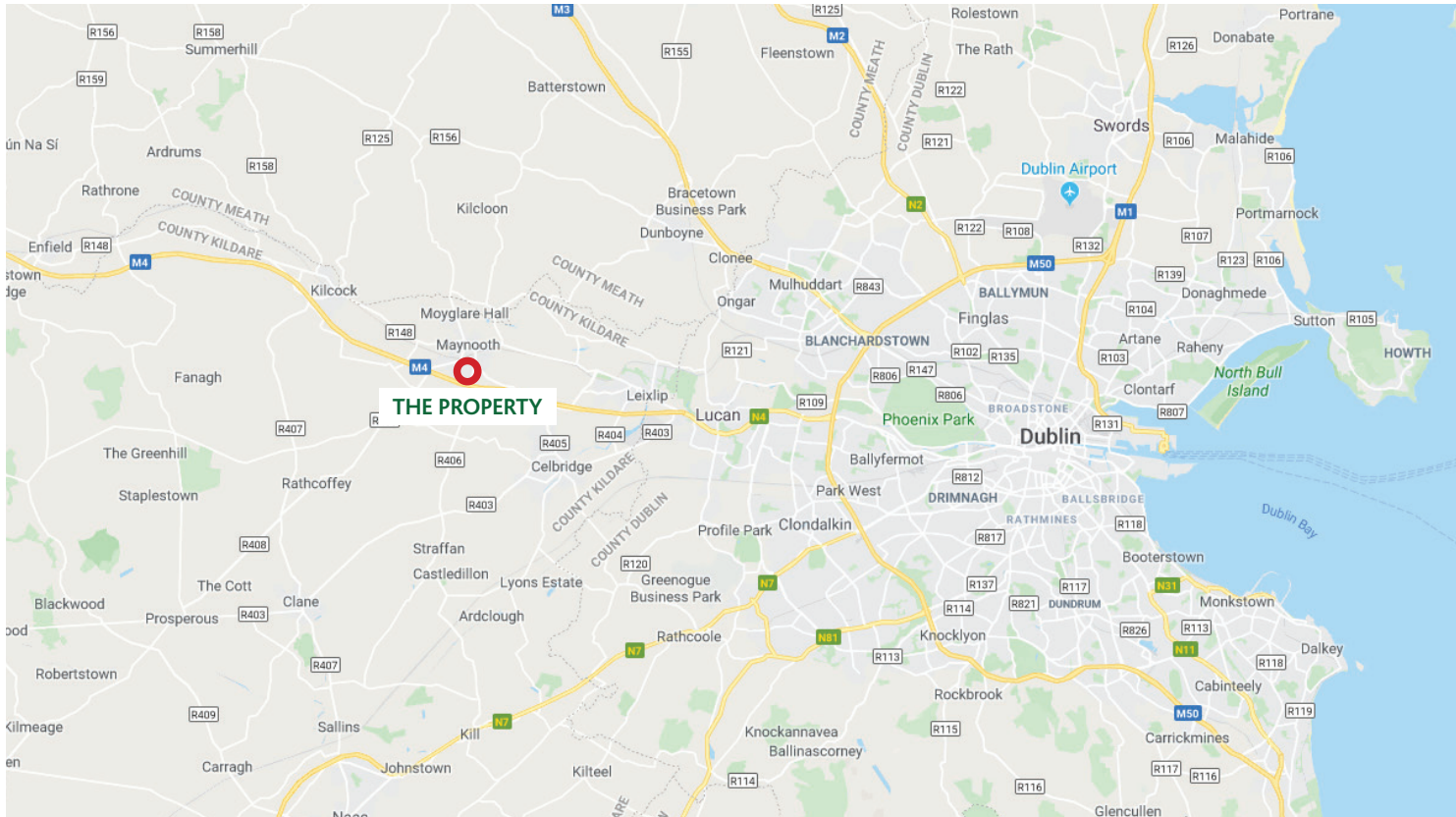
# Floor Plans





# Directions

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## Directions:

Eircode

W23 X9F2



Contact Information:  
Edward Cummins  
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01 6286128

## VIEWING

By prior appointment at any reasonable hour.

**BER**



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