

# Residential

**Coonan**  
PROPERTY



## 23 Meadowbrook Court, Maynooth, Co. Kildare

- Well presented 3 bedroom home located within walking distance of Maynooth town centre
- Bright and spacious layout includes entrance hall, guest WC, living room, separate kitchen/dining room, three bedrooms inc. master ensuite and family bathroom
- Presents in immaculate condition throughout
- Impressive C2 BER -improved with recently fitted high-efficiency windows and doors and a modern condensing gas boiler
- South-facing rear garden enjoys all-day sunshine and features a patio and barna shed
- Prime location just minutes from Maynooth University, Manor Mills Shopping Centre, restaurants, bars, and local sports facilities
- Excellent connectivity with frequent train and bus routes to Dublin city centre
- Convenient and congestion-free access to the M4 motorway

3 bedroom home  
extending to approx.  
85 sq.m (915 sq.ft)

Guide Price:

**€395,000**

Private Treaty

# Accommodation

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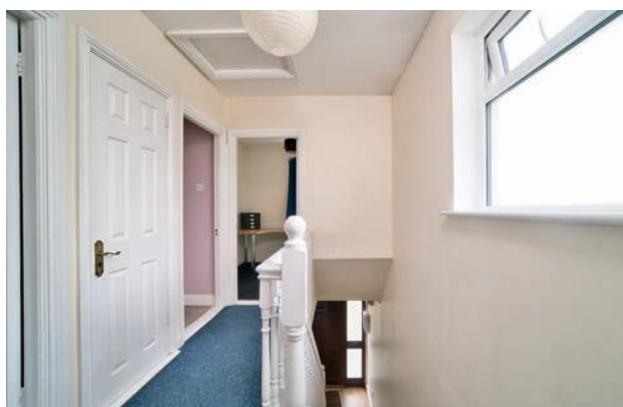
Entrance Hallway	<b>4.73m x 1.83m</b>	Laminate floor, coving, alarm panel, under stairs storage and light fitting.
Guest W.C.	<b>0.83 x 1.74m</b>	Lino floor covering, w.c., wh.b., light fitting.
Kitchen/ Dining	<b>3.21m x 5.56m</b>	Tiled floor, fitted kitchen, stainless steel sink, oven, hob, extractor fan, washing machine, condensing gas boiler and French doors to garden.
Living Room	<b>4.81m x 3.60m</b>	Laminate floor, feature fireplace, wall mounted lights, light fitting, coving, double doors to kitchen diner, TV point.



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Landing	1.17m x 2.74m	Carpet, light fitting, hotpress, access to attic.
Master Bedroom	3.50m x 4.01m	Carpet, fitted wardrobe, curtains & blind.
En-suite	2.04 x 1.15m	Fully tiled, shower cubicle with Triton T90sr electric shower, w.c., w.h.b. and light fitting.
Bedroom 2	3.55m x 3.56m	Carpet, fitted wardrobe, curtains & blind.



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**Bedroom 3**     **2.32m x 2.61m**     Carpet, fitted wardrobes and curtains.

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**Bathroom**     **1.97m x 1.95m**     Lino floor covering, bath, w.c., wh.b. and light fitting.

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**Garden**     South facing with lawn, patio area and timber shed.



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## **Additional Information:**

Gross internal floor area approx. 85 sq. m  
New Condenser boiler installed in 2022 with 7 years guarantee remaining  
New Windows and Doors fitted 2022  
En-suite completely refurbished in 2022  
Located at the end of a row of house

## **Entrance Driveway:**

Driveway with lawn and gated side entrance.

## **Items Included in sale:**

Oven, hob, extractor fan, curtains, light shades, washing machine, fridge, dishwasher and some furniture.

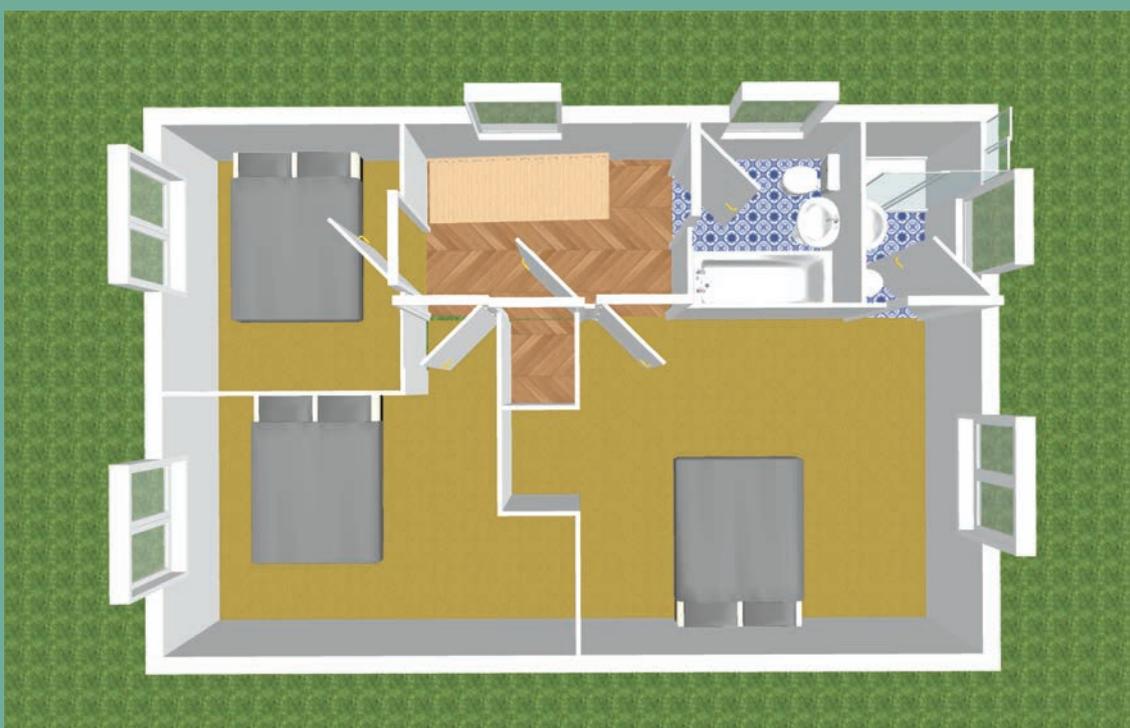
## **Services:**

Mains Water  
Mains Sewage  
Gas central heating



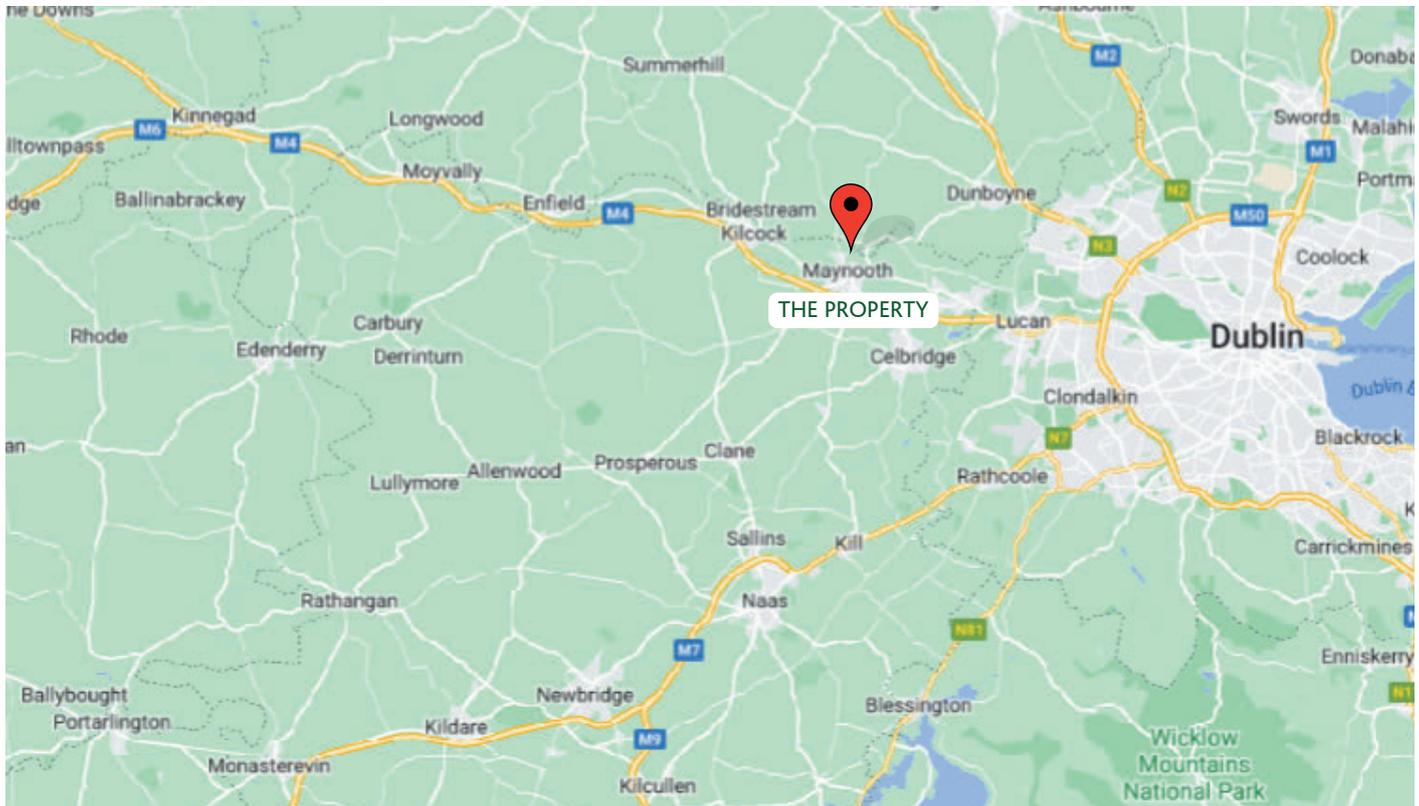
# Floor Plans

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# Directions

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## Directions

W23 H5X4

## BER

BER C2

## Viewing

By prior appointment at any reasonable hour.

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### Contact Information:

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