

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

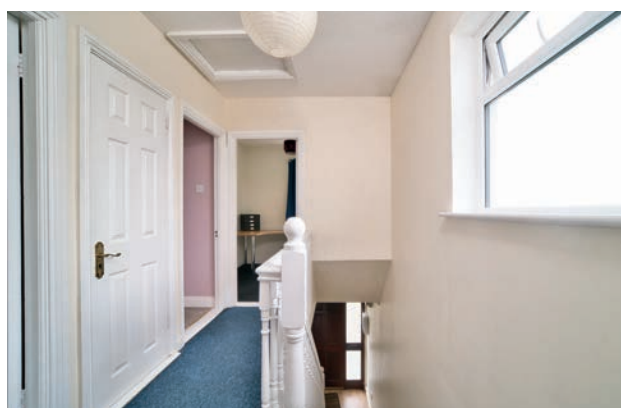
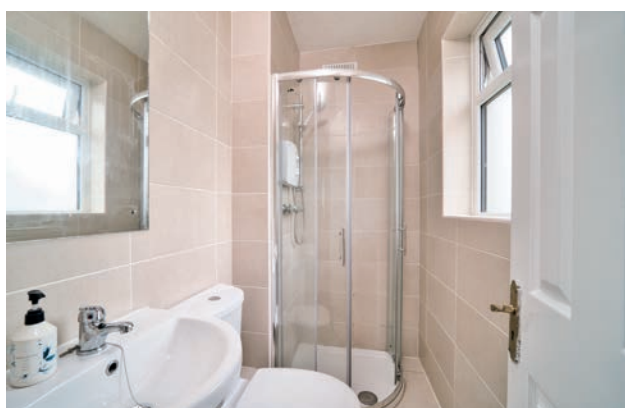




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|                |               |  |
|----------------|---------------|--|
| Landing        | 1.17m x 2.74m | Carpet, light fitting, hotpress, access to attic.  |
| Master Bedroom | 3.50m x 4.01m | Carpet, fitted wardrobe, curtains & blind.   |
| 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.

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

**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:

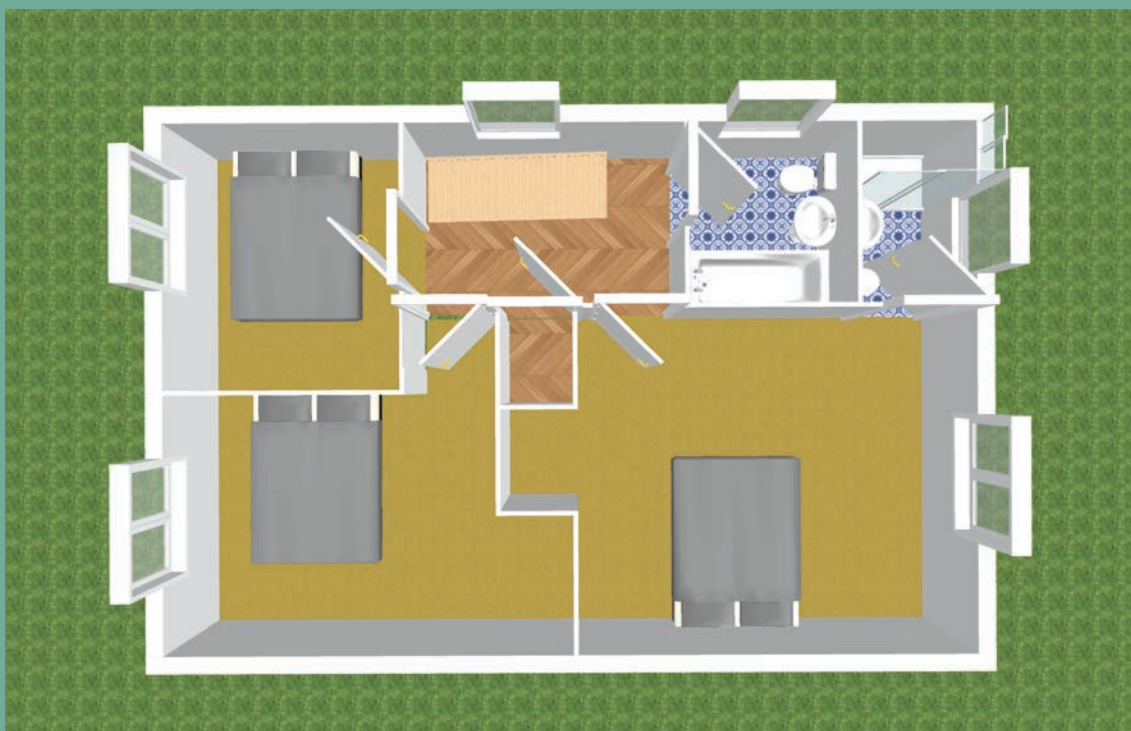
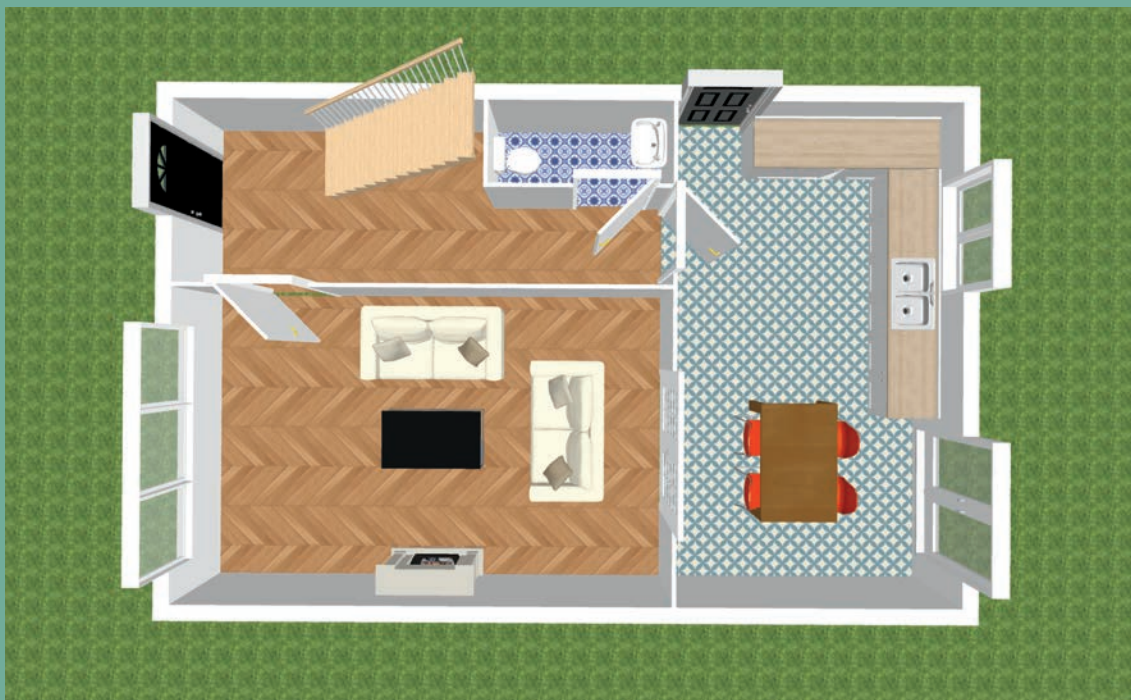
Mains Water  
Mains Sewage  
Gas central heating





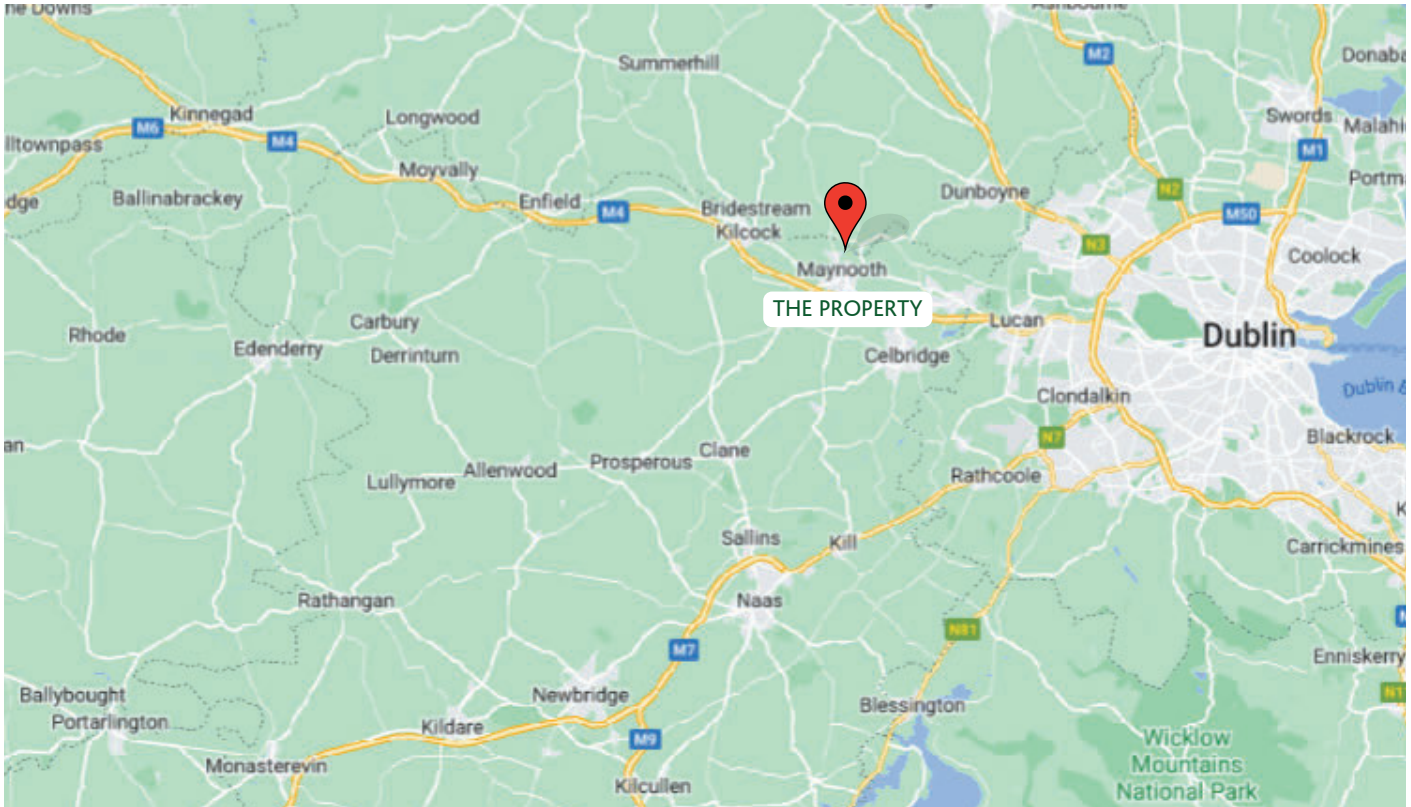
# Floor Plans

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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:

Mick Wright

01 6286128

mickw@coonan.com

PSRA No.: 003764.

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For all your mortgage needs contact:

Dermot Horan / Romana Anca

01 505 2718

admin@coonanmortgage.com

coonan.com