

# Residential

**Coonan**  
PROPERTY



## **37 Donadea House,** Lyreen Manor, Maynooth, Co. Kildare

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

- Beautiful 3 bedrooms penthouse apartment that extends to approx. 105 sq.mtrs (1100 sq.ft.)
- This apartment is located in the centre of the University town of Maynooth
- Presented to the market in excellent condition both inside and out
- Large balcony extending to approx. 81sq.m
- Viewings are a must for this exceptional property

**3 bedroomed  
penthouse  
apartment**

105 sq.mtrs  
(1100 sq.ft.)

Guide Price:

**€295,000**

**Private Treaty**

[coonan.com](https://coonan.com)

PSRA No. 003764

# Accommodation

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Entrance Hallway      **2.5m x 3.68m**      Tiled floor.

Storage room      **1.62m x 1.88m**

Sitting Room      **4.22m x 5.81m/  
2.62m x 2.43m**      Fireplace with granite inset, timber surround, patio door leading to large balcony, recessed lights, TV & phone point, solid wood floor, storage press, dual aspect windows.

Kitchenette      **3.35m x 2.38m**      Cream shaker style kitchen units, granite countertop, recessed lights, extractor fan, 4 ring hob, integrated oven, and tiled floor.





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Master Bedroom	5.18m x 4.81m	Sliderobes, recessed lights, TV point, patio door to balcony, solid wood floor.
Ensuite		Extractor fan, w.c & w.h.b., fully tiled, large wall mirror, shower, shaving light.
Bedroom 2	5.23m x 3.08m	Fitted wardrobes, patio door to balcony, laminate floor.
Ensuite		Fully tiled, large wall mirror, extractor fan, w.c & w.h.b., shower.
Bedroom 3	3.61m x 3.01m	Fitted wardrobe, laminate floor.
Bathroom	1.95m x 2.19m	Extractor fan, fully tiled, w.c & w.h.b., large wall mirror, bath.



# Accommodation

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## Items Included in sale

Blinds, light fittings, dishwasher, extractor fan, hob, oven.

## Features

- Approx. area 105 sq.m
- Balcony c. 81 sq.m
- Built c. 2004
- Security alarm
- Designated parking
- 2 balconies
- Intercom.
- Secure gated development with lift access

## Services

- Gas fired central heating
- Main water
- Main sewage
- Management fees approx. €2,500

## Viewing

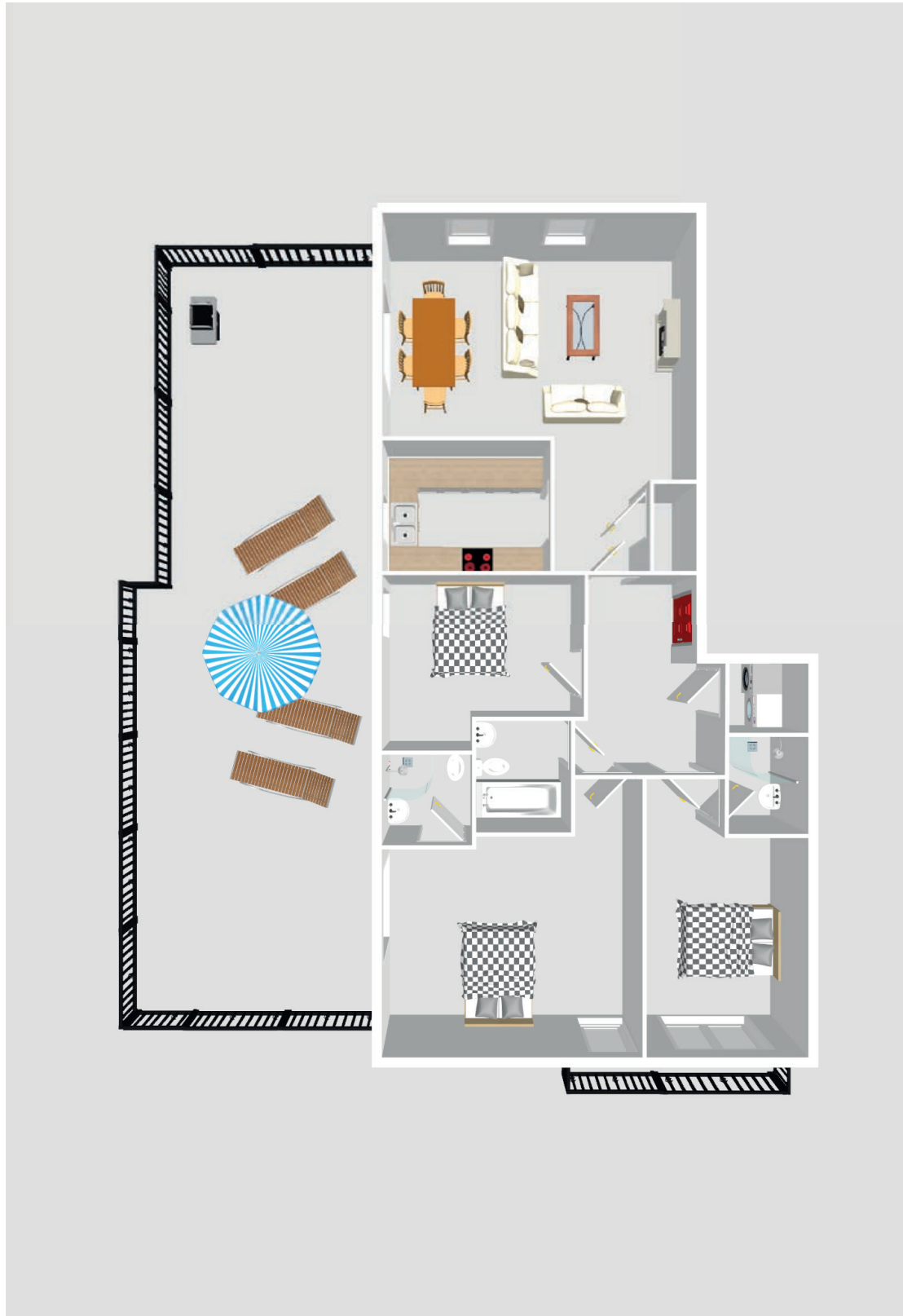
By prior appointment at any reasonable hour.

**BER**



# Floor Plans

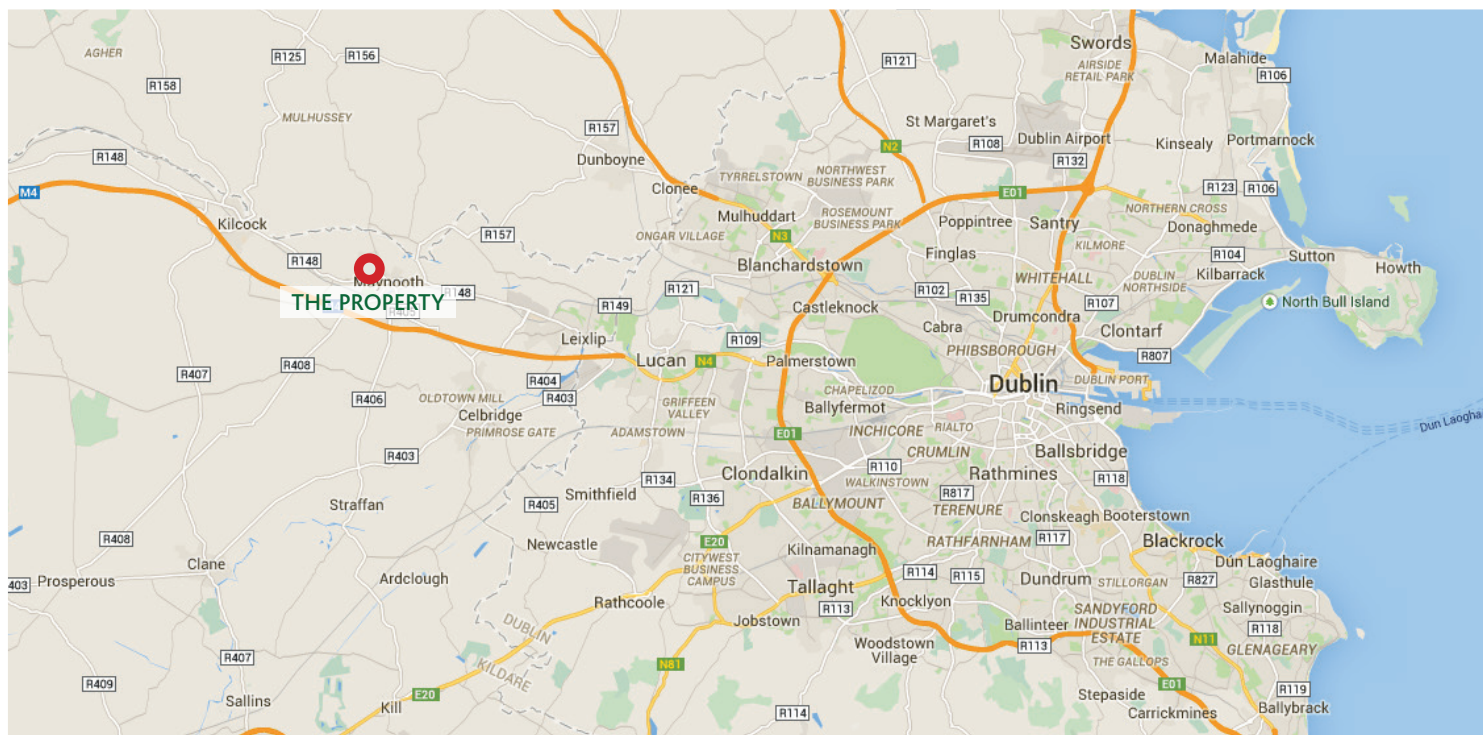
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# Directions

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## Directions

Eircode: W23 VH39

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### Contact Information

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PSRA registration no. 003764.

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