

Residential

Coonan
PROPERTY



349 Old Greenfield Maynooth, Co. Kildare

- Semi-detached home with development potential
- The property has 3 bedrooms and extends to approx. 65.3 sq. m. (702.88 sq. ft.)
- Superbly appointed and generous gardens to rear
- Off street parking with a garage and outbuildings
- Small cul-de-sac location close to local shops and schools

**3 bed semi
detached**

Approx. area of
65.3 sq. m.
(702.88 sq. ft.)

Guide Price:
€195,000

Private Treaty

Accommodation

Coonan
PROPERTY

Entrance Hall	2.17m x 1.11m	Carpet, fuse box, attic access.
Sitting Room	3.40m x 4.59m	Tiled fireplace, carpet.
Kitchen	3.71m x 2.98m	Fitted units, tiled splashback, plumbed for dishwasher and washing machine, vinyl floor, dual aspect windows, hot- press.
Bedroom 1	3.07m x 4.49m	Fitted wardrobes, cast iron fireplace, dual aspect windows, carpet.
Bedroom 2	2.66m x 2.11m	Fitted wardrobes, carpet.
Bedroom 3	2.25m x 3.81m	Fitted wardrobes, cast iron fireplace, carpet.
Bathroom	2.61m x 1.57m	Vinyl floor, bath, W.C. & W.H.B.
Small Inner Hall	1.69m x 0.89m	Vinyl floor, rear door access.



Accommodation

Coonan
PROPERTY

Items Included in sale

Carpets, curtains.

Features

- Smoke alarm
- Timber windows
- Large shed
- Off street parking
- Cul-de-sac location

Additional Information

- Approx. area – 65.3 sq. m.
- Year of built – approx. 83 years old
- North-West rear garden aspect
- Oil fired central heating

Viewing

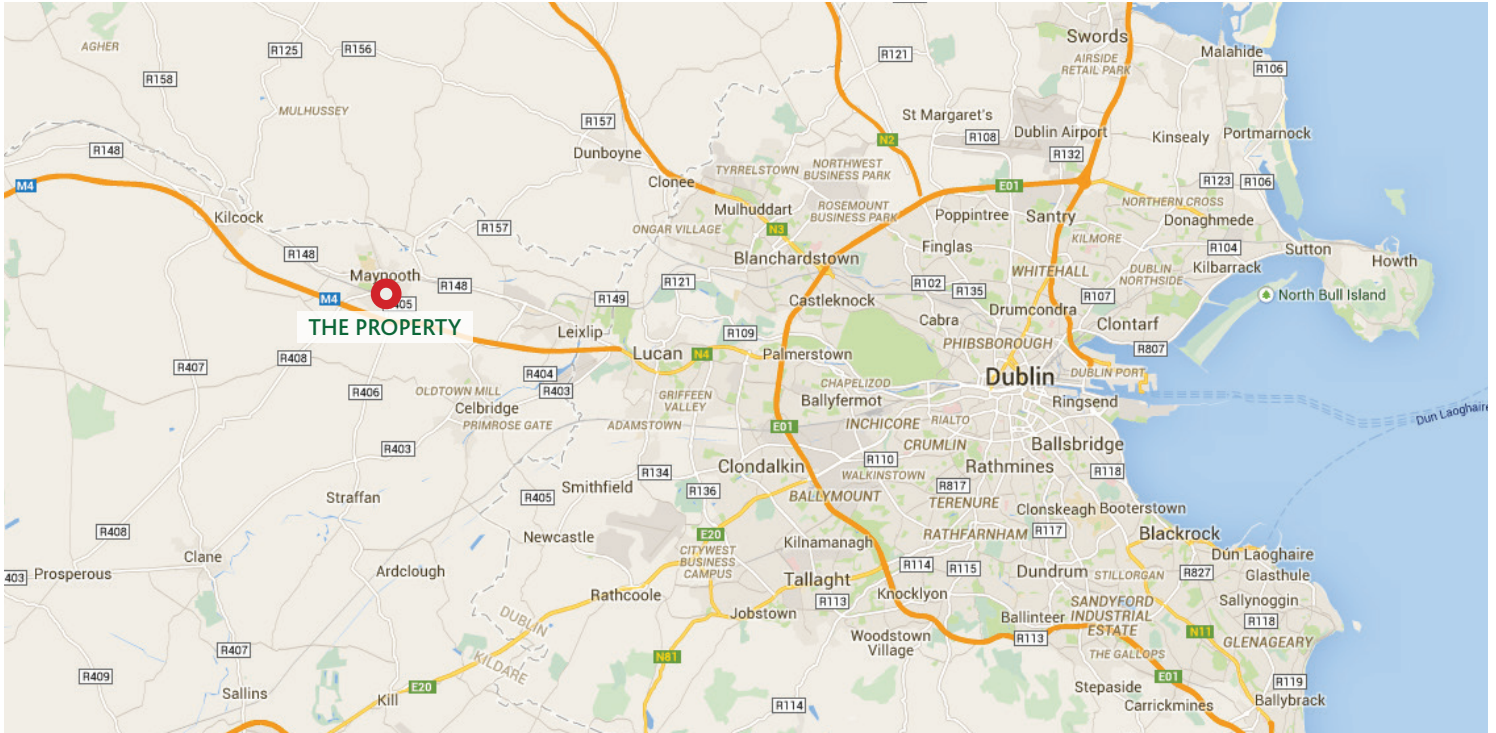
By prior appointment at any reasonable hour.

BER



Directions

Coonan
PROPERTY



Directions

From M4 take slip road to Maynooth. Take 3rd exit off roundabout and continue up through 2 sets of traffic lights, after 2nd set take 1st left. Proceed down this road and 349 is located on the left.

Eircode: W23 W2T9

Coonan
PROPERTY

Contact Information

Property House, Main Street, Maynooth, Co. Kildare

Tel: +353 1 6286128

Email: edwardc@coonan.com

Coonan Contact: **Edward Cummins**

COONAN
PENSIONS & MORTGAGES

Coonan Pensions & Mortgages - Independent Brokers
For the Best Mortgage Deal to Suit your Needs Call
01 5052718 / info@coonanmortgage.com

Coonan Pensions & Mortgages is regulated by the Central Bank of Ireland.

PSRA registration no. 003764.

The above particulars are issued by Coonan Property on the understanding that all negotiations are conducted through them. Every care is taken in preparing particulars which are issued for guidance only and the firm do not hold themselves responsible for any inaccuracies. All reasonable offers will be submitted to the vendors for consideration but the contents of this brochure shall not be deemed to form the basis of any contract subsequently entered into. The vendor or lessor do not make, give or imply nor is Coonan Property or its staff authorised to make, give or imply any representation or warranty whatsoever in respect of this property.

From time to time the Coonan Property may email you information about services available within the Group that we think may be of interest to you. If you do not wish to receive such emails simply forward this email with "Opt out" in the subject line to info@coonan.com



coonan.com