

Residential

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54 Castledawson, Maynooth, Co. Kildare

- Presented by Coonan Property – Elegant and beautifully maintained 4-bedroom detached home with impressive attic conversion, located in the highly regarded Castledawson development
- Spacious accommodation extending to approx. 155 sq.m. with an additional 23 sq.m. attic conversion
- Well-appointed interior comprising entrance hallway, spacious living room, open-plan kitchen/dining/living area, ground floor WC, four bedrooms inc. master with ensuite, main bathroom, fully converted attic room
- Beautiful south-facing rear garden featuring a manicured lawn, steel shed, mature trees, and vibrant planting
- Versatile and light filled attic space ideal for a variety of uses, with generous built-in storage
- Quiet cul-de-sac location within a mature, family-friendly development known for its green spaces and tree-lined avenues

4 bedroom detached
home extending to
approx. 155 sq.m
(1,669 sq.ft)

Guide Price:

€675,000

Private Treaty

Accommodation

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Entrance
Hallway

(6.58m) x (1.04m)
+ (1.85m x 1.41m)

Two light fittings, laminate wood flooring, under stair storage and alarm panel.

Guest W.C.

1.84m x 0.94m

Tiled flooring, w.c., w.h.b, light fitting and window with curtains.

Living Room

4.78m x 6.16m

Carpet, coving, light fitting, feature fireplace with granite hearth and gas fire insert, bay window with blinds and double glass doors leading into the dining area.



Accommodation

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Dining

3.67m x 6m

Solid oak flooring, light fitting, sliding door leading onto garden and archway leading into kitchen. Space for a lounge area.

Kitchen

4.07m x 2.71m

Solid oak flooring, wall and floor units, stainless steel sink, double oven, gas hob, fridge, freezer and door leading onto rear garden.

Landing

1.85m x 3.8m

Carpet, hot-press and houses gas boiler.



Accommodation

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**Master
Bedroom**

**5.64m x 3.04m
(includes ensuite)**

Overlooking front
Carpet, fitted wardrobes, curtains, blinds and light fittings.

En-suite

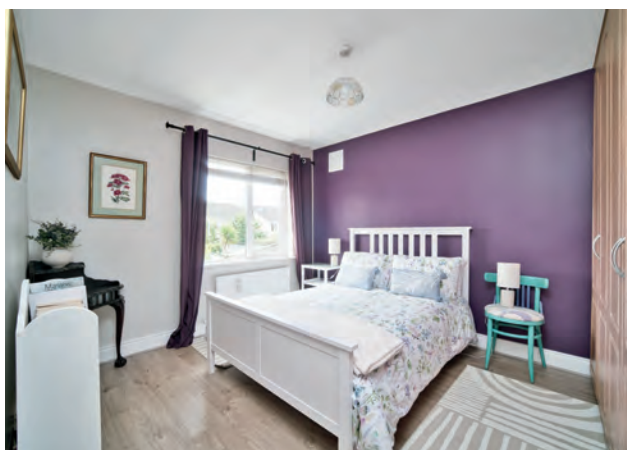
1.97m x 1.67m

Fully tiled, shower cubicle, w.c., w.h.b with built in vanity unit,
light fitting and radiator.

Bedroom 2

4.58m x 2.85m

Overlooking front
Laminate floors, fitted wardrobes, curtains, blinds and light fittings.



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Bedroom 3 **3.05m x 3.61m** Overlooking back garden
Laminate floors, fitted wardrobes, curtains, blinds and light fittings.

Bedroom 4 **2.6m x 2.88m** Overlooking back garden
Laminate floors, fitted wardrobes, curtains, blinds and light fittings.

Bathroom **1.97m x 2.02m** Fully tiled, bath, w.c., w.h.b with built in vanity unit, Triton electric shower.



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Attic Room

6m x 3.85m

Carpet, eaves storage, fitted wardrobes, three Velux windows with blinds.

Garden

9.64m x 15.5m

South facing garden, two gated side entrances, lawn area, mature plants, trees and flowers.



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Additional Information:

Gross internal floor area approx. 1669sq.ft (155 sq.m)

Converted attic offers an additional 248sq.ft (23sq.m)

Steel shed

Outside tap

Outside lights

Low maintenance exterior

PVC fascia and soffits

Services:

Mains water

Gas fire central heating

Entrance Driveway:

Parking for 3 cars, wall surround and lawn area.

Items Included in sale:

Double oven, gas hob, fridge, freezer, curtains, blinds and light fittings.

Location:

Prime position just 1km from Maynooth Town Centre, offering shops, cafés, restaurants, and a full range of amenities.

Excellent transport links including easy access to the M4 motorway, nearby bus stops, and Maynooth Train Station.



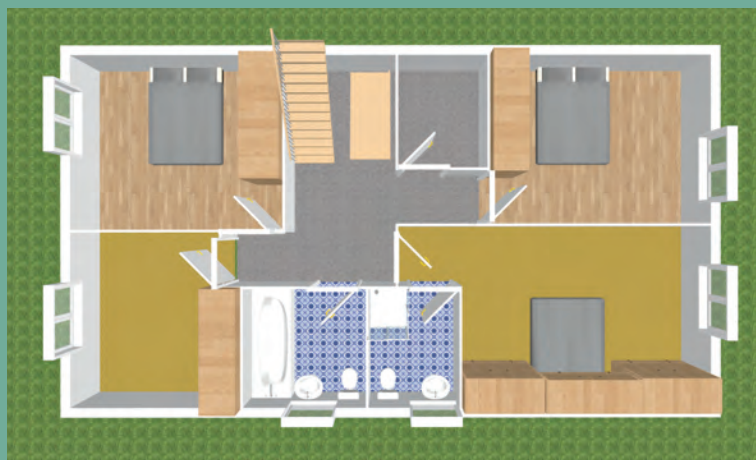
Accommodation

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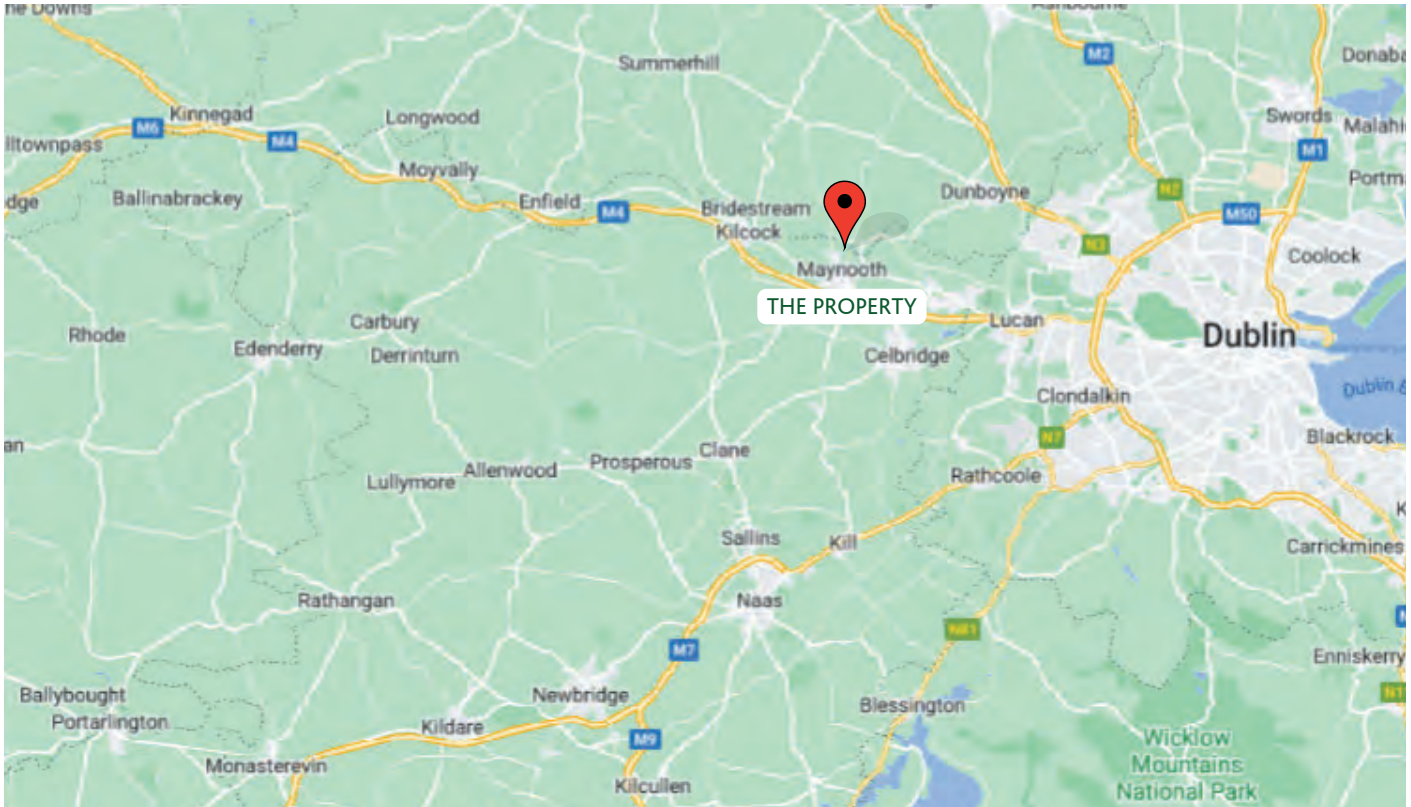
Floor Plans

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Directions

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Directions

W23 W9W2

BER

BER C2

Viewing

By prior appointment at any reasonable hour.

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Contact Information:

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