

Residential

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Silken Vale, Maynooth, Co. Kildare

- Four-bedroom "B" rated detached residence extending 1915 sq. ft/178 sq. m
- Accommodation comprises of hallway, kitchen/dining area/sunroom, utility room, living room, ground floor bedroom, guest w.c., three upstairs bedrooms, en-suite and family bathroom
- Generous southerly facing garden with large patio area, double-gated side access and detached block built & rendered garage
- Finished to an excellent standard with feature bespoke kitchen, solid wood doors, newly laid carpets, new flooring, skirting & window boards, roll top standalone bath, elegant feature curved top sunroom window are a few of the many attributes that make this an exceptional home
- Approached by loose stone driveway with ample off-street parking located on a quiet cul de sac
- Silken Vale is situated in a prime location on the Straffan Road just a stroll from the train station and bus routes to Dublin city centre
- Maynooth University, Manor Mills Shopping Centre, restaurants, bars, and local sports facilities - all with walking distance

PSRA No. 003764 coonan.com

**Four-bedroom
"B" rated detached
residence extending
1915 sq. ft/178 sq. m**

**Guide Price:
€700,000**

Private Treaty

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Entrance Hall	6.22m x 1.83m	Tiled Floor
Guest W.C.	1.66m x 1.48m	Tiled floor, w.c., w.h.b., extractor fan & led light.
Kitchen/Dining	3.38m x 9.44m	Fully fitted kitchen with island, integrated hob, extractor fan, integrated double oven and microwave, tiled floor, downlights, ample seating area to entertain family & friends.
Utility Room	1.66m x 1.89m	Plumbed for washing machine with additional cabinets, access to side entrance, tiled floor.
Sunroom	4.12m x 4.07m	Awash with natural light with feature curved-top window, high gloss tiled floor, vaulted ceiling with French patio doors leading to a south-east facing garden, television points.
Living Room	6.23m x 3.84m	Semi-solid floor, feature Hamco stove including back boiler with granite & wood surround, hardwood solid double doors with glass panels leading to hallway, television point, venetian blinds.

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Bedroom 4	3.34m x 3.53m	Semi-solid wooden floor, venetian blinds, television point.
Stairs & Landing		Carpeted stairs, semi-solid wood floor in landing, Velux windows, hot-press & access to attic.
Bedroom 1	4.59m x 3.53m	Semi-solid flooring, recess space, venetian blinds & television point.
En-suite	1.90m x 2.21m	Heated towel rail, Velux window, tiled floor, w.c. and wash hand basin, enclosed shower.
Bedroom 2	3.43m x 4.76m	Semi-solid floor, venetian blinds.
Bedroom 3	3.05 x 3.02m	Semi-solid floor & venetian blinds.
Family Bathroom	1.90m x 2.95m	Stand alone roll top bath, double shower enclosure, shaving light, Velux window.
Garden & Garage	(5.22m x 3.17m)	Generous southerly facing garden with large granite patio area with edging, loose stone chipping and large lawn area with two semi mature tree specimens & wall surround. Block-built & rendered electric roller-door garage.



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Additional Information:

- Built 2013
- Newly laid carpets
- Solid wood doors
- Ample Parking
- Condenser Boiler
- Dual heating with back boiler stove
- Heating Cylinder wired to take solar panels
- Triple Glazed windows
- Ducting prepared for electric gates

Items Included in sale:

Fixtures, fittings, blinds, integrated hob, extractor fan, integrated double oven and microwave

Services:

- Mains Water
- Mains Sewage
- Gas central heating

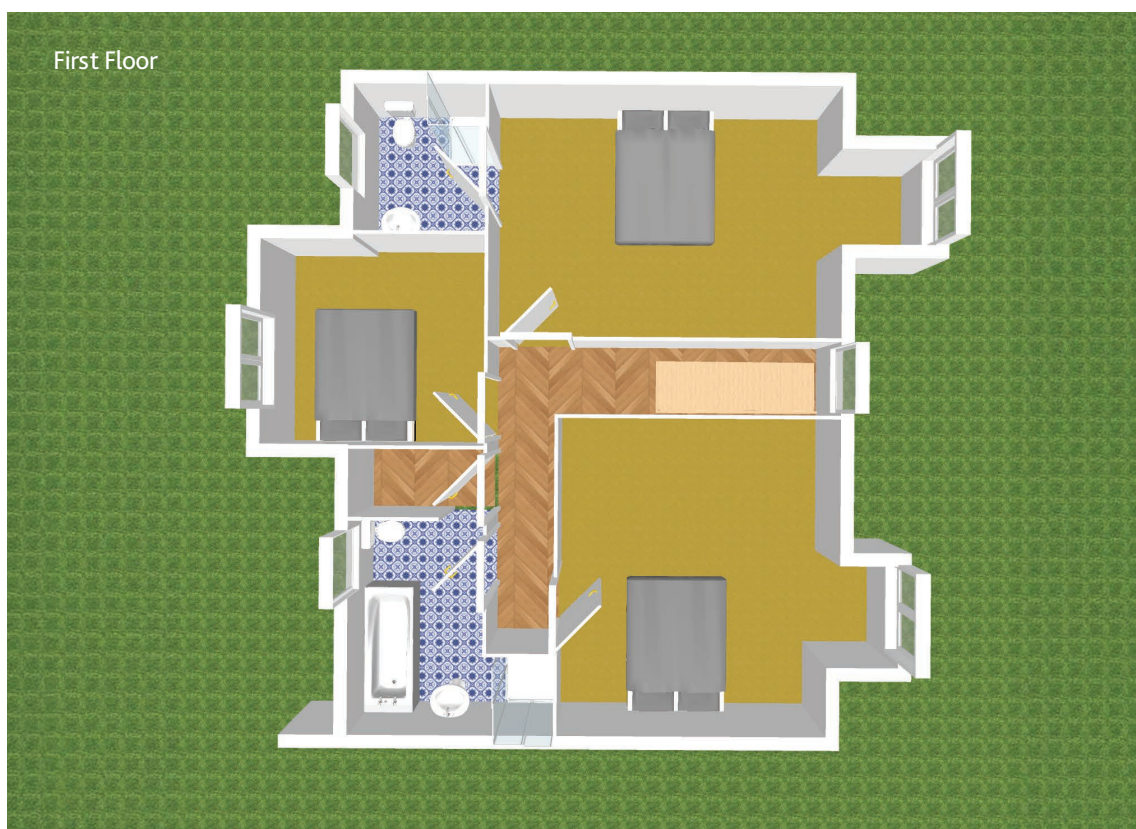
Garden

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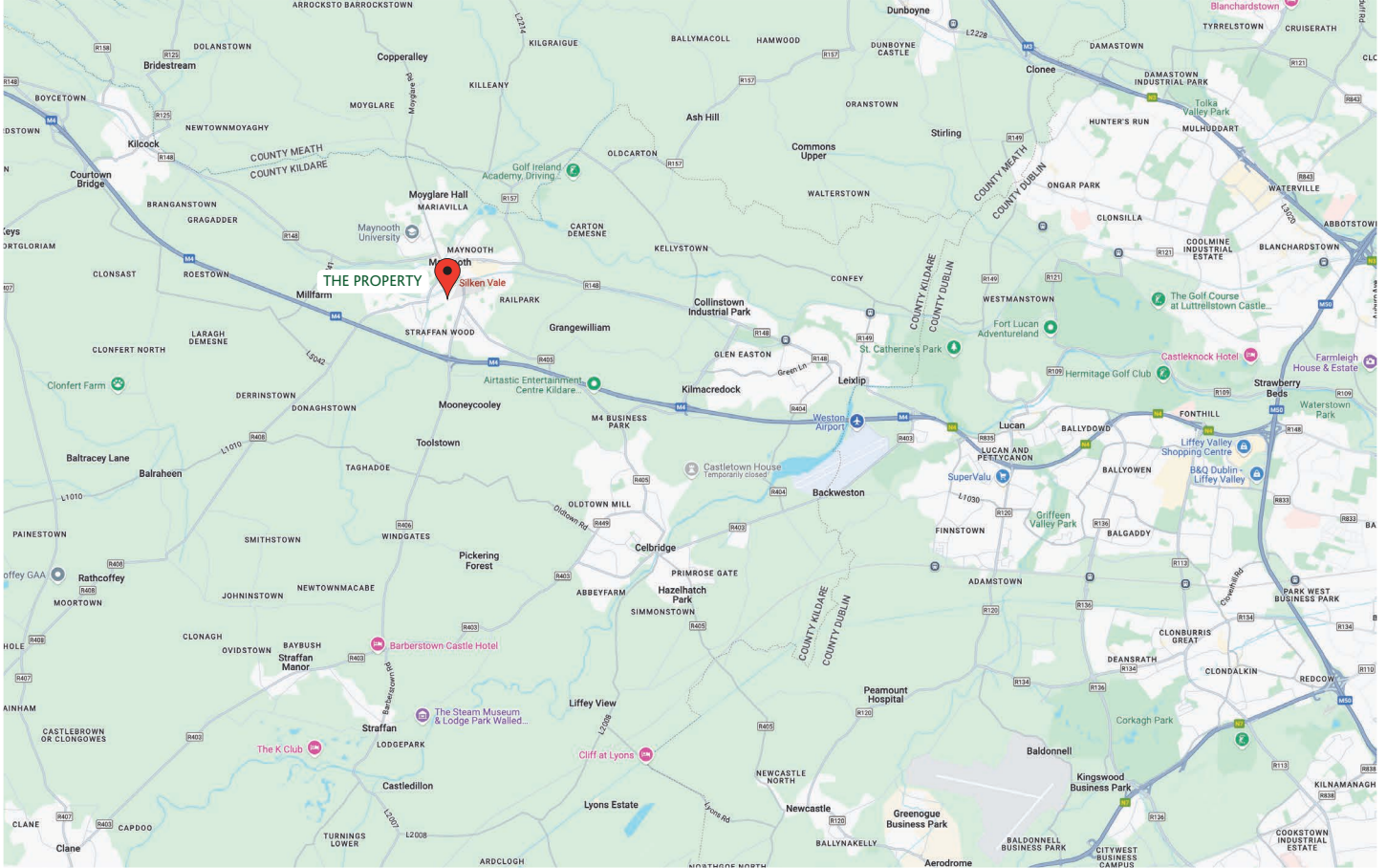
Floor Plans

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Directions

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Viewing
By appointment only



Contact information:

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