

Residential

Coonan
PROPERTY



10 The Paddock, Moyglare Abbey, Maynooth, Co. Kildare.

- Super 4 bed family home extending to c. 1,400 sq. ft overlooking a large green area
- Bright and spacious interior in excellent condition throughout
- Features a beautifully maintained south facing rear garden
- Front garden with cobble drive and low maintenance exterior
- Adjacent to a host of wonderful amenities, including schools and public transport

4 bed semi
Extending to
c. 1,400 sq. ft.

Guide Price:
€369,000

Accommodation

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Entrance Hall

5.19m x 1.91m

Solid wood "Junckers" floor, light fitting, alarm panel, coving, smart under stairs storage, curtains, access to

Toilet

1.0m x 1.75m

W.C. & W.H.B, window, light fitting, ceramic tiles on the floor.

Kitchen

**7.4m x 2.68m
Inc. Utility**

Ceramic tiles, two light fitting, blinds, shaker maple style fitted kitchen units, gas hob, fridge freezer, extractor fan, dishwasher.

Utility

1.83m x 1.69m

Door to side, ceramic tiles, plumbed for washing machine, shelving & worktop, gas boiler, climate smart thermostat.



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Dining Room

3.1m x 3.97m

Coving, light fitting, curtains, sliding door to rear garden, semi solid flooring.

Sitting Room

6.3m x 4.0m

Solid wood "Junckers" floor, light fitting, recessed light -coving fireplace with granite heart, Tv point bay window, curtains & blinds.

1ST FLOOR

Landing

2.71m x 2.0m

Carpet, attic access with folding ladder, hot press with pump for shower.



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Master bedroom	3.3m x 4.16	Carpet, fitted wardrobes with mirror, light fit, TV point. Curtains & blinds
Ensuite	1.51m x 2.13m	Sink with vanity unit, W.C. & W.H.B., shower, extractor fan, tiled floor, tiled splashback, chrome heated towel rail.
Bedroom 2	3.1m x 4.1m	Carpet curtains, blinds, wardrobes, desk, sink with vanity unit.
Bedroom 3	2.58m x 2.72m	Laminate wood floor. Fitted wardrobes, curtains & blinds, lampshade.
Bedroom 4	2.82m x 2.3m	Laminate floor, fitted wardrobes. Light fitting, fitted shelving, curtains & blinds.
Family Bathroom	1.9m x 2.0m	Fully tiled, bath, W.C. & W.H.B, sink with vanity unit, electric Triton T90xr shower



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Additional Information

- PVC double glazed windows
- Gas fire central heating
- PVC fascia soffit
- Maintenance free exterior
- South facing garden
- Barna shed
- Patio area
- Landscaped lawn & garden
- Coble lock driveway
- Facing onto large green area

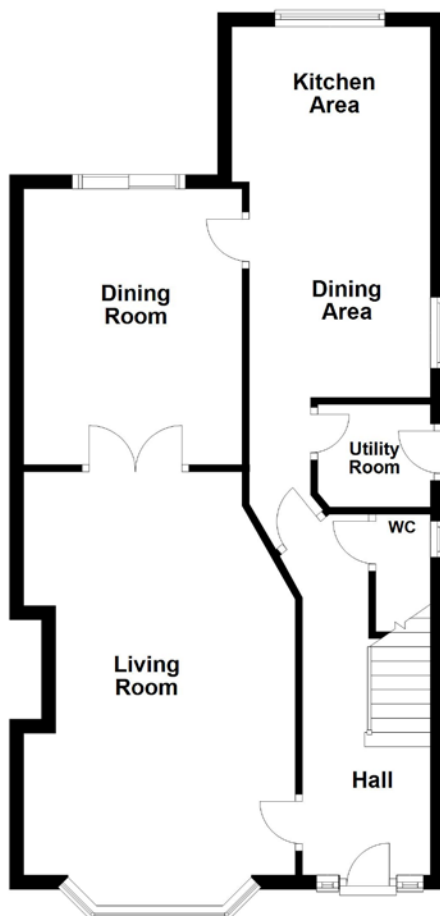
Viewing

By prior appointment at any reasonable hour.

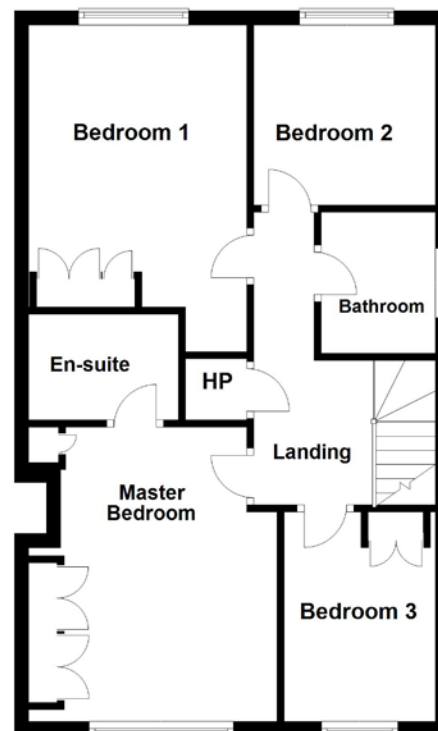
BER

BER C3

Ground Floor

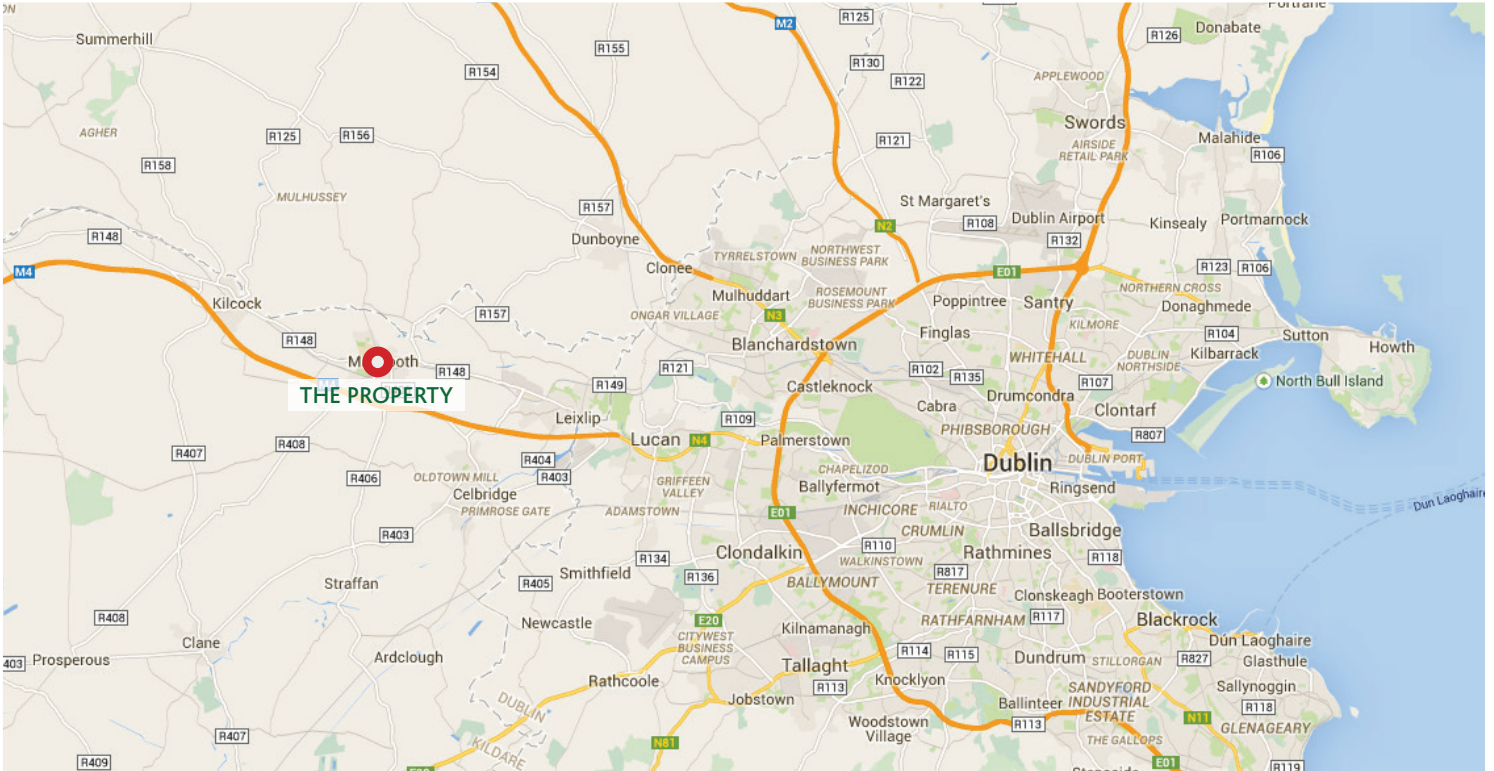


First Floor



Directions

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Directions

From Dublin take the M4 to Maynooth, exit off the M4 and follow the signs to Maynooth town centre. At the traffic lights on the Main Street turn left, and immediately right at the next lights. Keeping the church on your right hand side continue up the Moyglare road passing Maynooth GAA. Moyglare Abbey is the last development on the left hand side, follow the road straight up through the development and the house is on your left hand side.

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Contact Information

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