

# Residential

**Coonan**  
PROPERTY



## 199 Griffin Rath Hall, Maynooth, Co. Kildare

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

- Spacious two bedroom ground floor-apartment in excellent condition
- Own door access with south facing rear aspect and patio
- Ample storage with two separate storage closets in the main hallway
- Gas Fired central heating
- Superbly located close to Maynooth Town Centre and a short walk to the train station
- Ideally positioned overlooking a large green to front and access onto a well maintained garden to the rear

2 bed  
ground floor  
apartment  
Approx. floor area  
67sq.m (721 sq.ft.)

Guide Price:  
**€199,000**

Private Treaty

# Accommodation

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## GROUND FLOOR:

Entrance Hallway

**6.6m x 1.86m**

Phone point, alarm panel, hot-press, storage press with cloak room (2.53m x 0.8m), laminate flooring, 2nd small storage area.

Kitchen/Living

**3.6m x 7.86m**

Shaker style fitted units, laminate flooring in living area, ceramic tiles in kitchen countertop, tiled splashback, fridge freezer, extractor fan, four ring gas hob & oven, patio door to shared green area, tv point.





# Accommodation

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Bedroom 1	4 m x 2.8m	Laminate floor, fitted wardrobes, phone point and TV point.
Bedroom 2	3.88m x 2.1m	Blinds, light fitting, carpet, overlooking green area.
Bathroom	2.62m x 1.86m	Fully tiled, w.c, w.h,b with vanity unit, shower/bath, extractor fan, mirror unit with shaving light.





### Services:

Mains water  
Mains sewage  
Gas central heating  
Management Fees Approx. €1,100 per year

### Items Included in sale:

Blinds, light fittings, hob, extractor fan, oven and fridge freezer

### Additional Information:

Approx. floor area of 67sq.m (721 sq.ft.)  
Approx. year of construction 2007  
East facing orientation  
Security alarm  
Smoke alarm  
Hardwood windows  
Large green area to front & rear



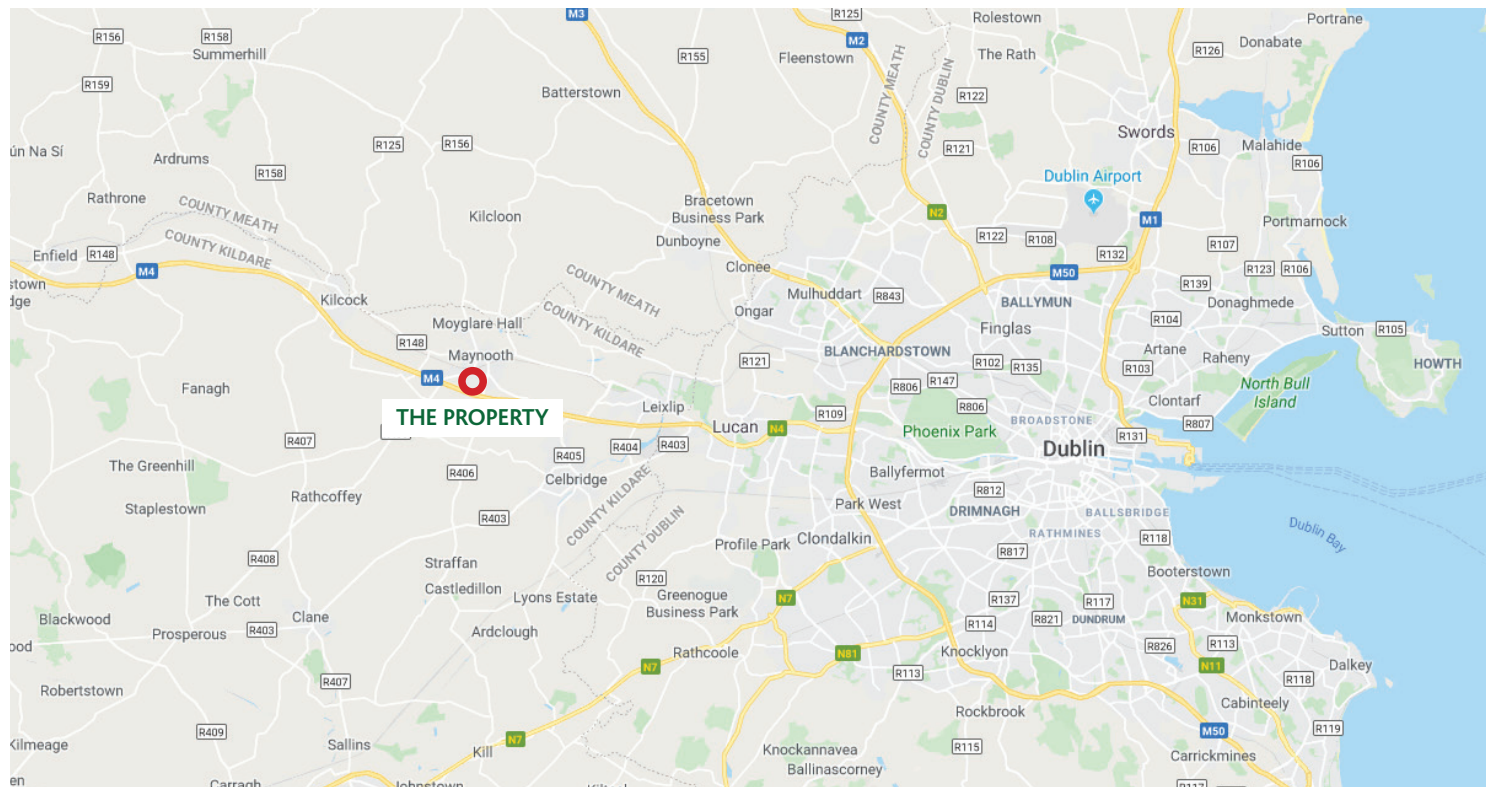
# Floor Plans

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# Directions

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## Directions:

From Dublin take the M4 and exit at junction 7 (Maynooth interchange). Follow the road into Maynooth (crossing the flyover) and continue through two sets of traffic lights. At the third traffic lights take right onto Celbridge Road. Follow this road until you reach Griffin Rath Hall entrance on your right. On entering the development take the first left and take the immediate left, then turn right at the parking area and the apartment is on your left. Please see sign.

Eircode W23 D443

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Contact Information:  
Sales Person  
Mick Wright  
mickw@coonan.com  
01 6286128

## VIEWING

By prior appointment at any reasonable hour.

**BER TBC**

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