

Residential

Coonan
PROPERTY



21 Silken Vale, Maynooth, Co. Kildare

- Coonan Property present a spacious 4 bedroom home with garage (approx. 131 sqm) located on a quiet cul-de-sac just a short walk from Maynooth town centre
- Bright and spacious layout includes entrance hall, guest wc, living room, kitchen, dining room, four bedrooms inc. master ensuite, family bathroom and integrated garage
- This well presented property features generously sized rooms, high quality oak flooring and elegant fitted cabinetry in both the dining and living room
- The kitchen has been removed and a new one will need to be fitted
- Potential to increase the already substantial living space into the garage, subject to necessary p.p
- 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

4 bedroom home with
garage extending to
approx. 131 sq.m
(1,410 sq.ft)

Guide Price:

€475,000

Private Treaty

Accommodation

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Entrance
Hallway

5.7m x 2.1m

Oak wood flooring, coving, under stair storage, cloak room and light fitting.

Guest W.C.

0.84m x 1.44m

Tiled flooring, w.c., w.h.b., light fitting and extractor fan.

Living Room

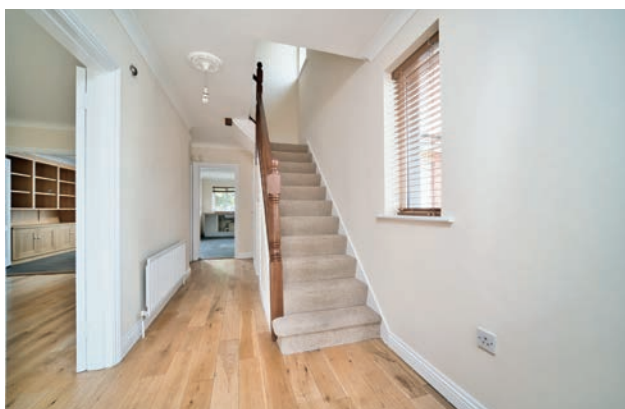
3.82m x 5.83m

Laminate wood flooring, feature fireplace with granite hearth and gas fire insert, TV point, light fitting, bay window with curtains and blinds.

Dining Room

3m x 4.01m

Tiled flooring, bespoke fitted oak unit, coving, recessed lights and sliding doors leading to rear garden.



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Kitchen	2.65m x 5.37m	Old kitchen units have been removed. Tiled flooring, fully plumbed, recessed lights, coving, stainless steel sink and door leading to utility room.
Utility Room	2.6m x 2.1m	Concrete floor, storage units, fully plumbed for washing machine, blinds, light fitting and door leading to garage.
Garage	5m x 2.55m	Concrete floor, light fitting, up and over garage door.
Landing	(3m x 2.07m) + (2.05m x 0.95m)	Carpet, hot-press, light fitting and attic access.



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Master Bedroom	4.47m x 3.18m	Carpet, free standing wardrobe, light fitting and bay window with blinds.
En-suite	0.92m x 2.71m	Tiled flooring, shower cubicle with electric shower, w.c., w.h.b. and light fitting.
Bedroom 2	2.75m x 4m	Carpet, fitted wardrobes, light fitting and blinds.
Bedroom 3	2.17m x 3.04m	Carpet, light fitting and blinds.



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Bedroom 4 **2.8m x 2.36m** Carpet, fitted wardrobes, light fitting and blinds.

Bathroom **2.1m x 1.93m** Tiled flooring, semi tiled walls, bath with shower screen, electric shower, w.c., w.h.b., vertical heated radiator, fitted mirror, extractor fan and light fitting.

Garden Lawn area.



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Additional Information:

Gross internal floor area approx. 131 sq.m
(1,410 sq. ft)
Gated side entrance
Located in quite cul-de-sac

Items Included in sale:

Fixture & fittings.

Entrance Driveway:

Ample off street parking, wall surround
and lawn area.

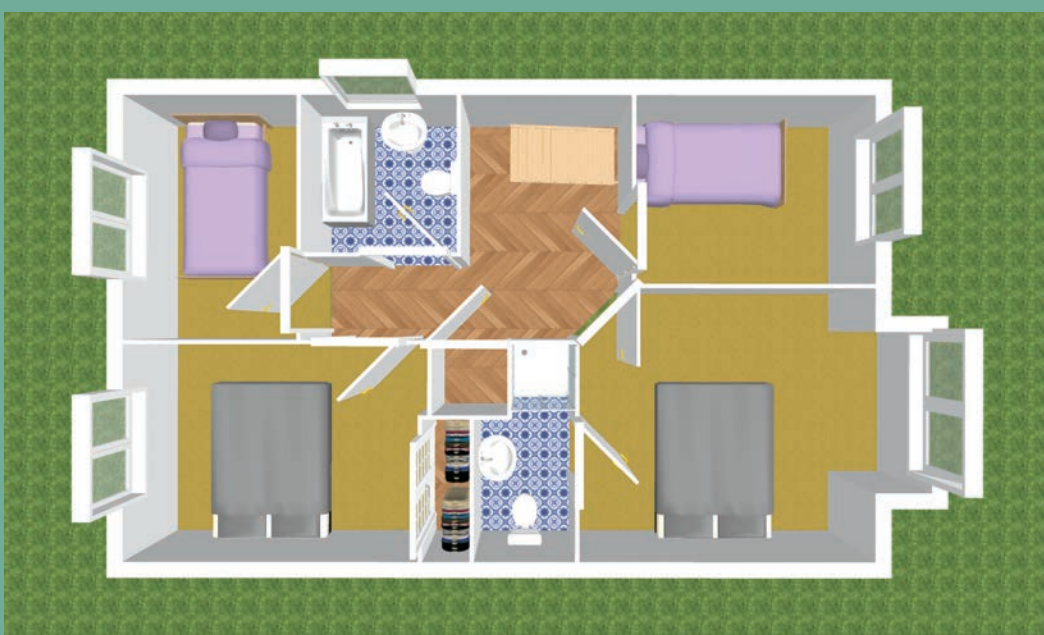
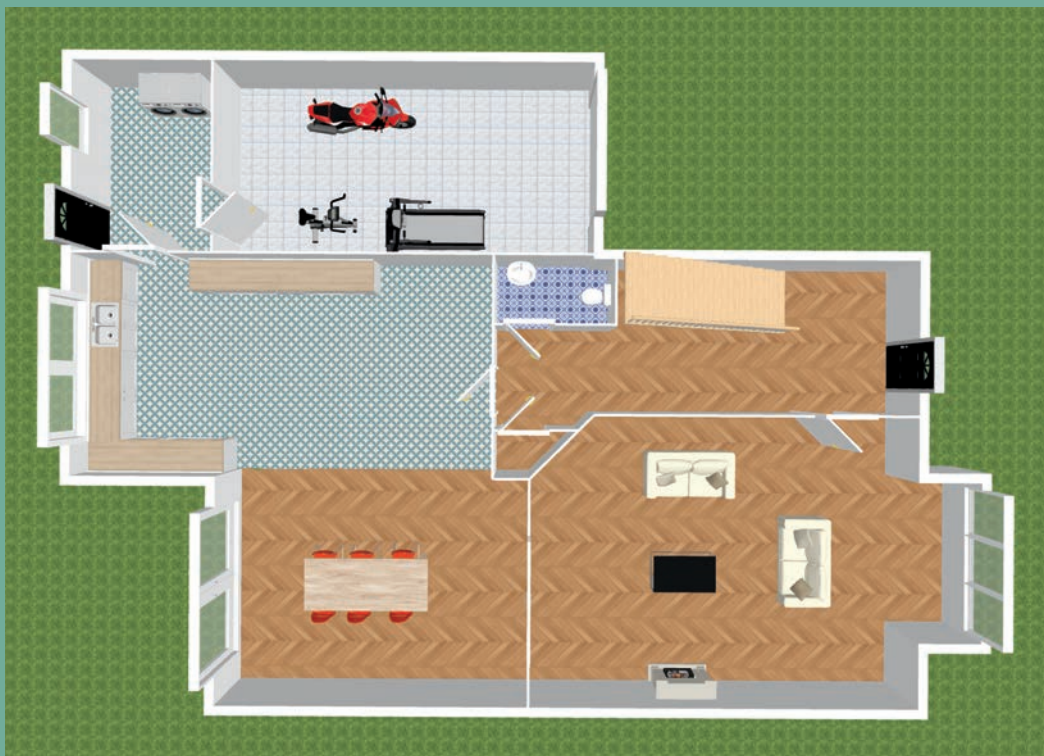
Services:

Mains water
Oil fire central heating



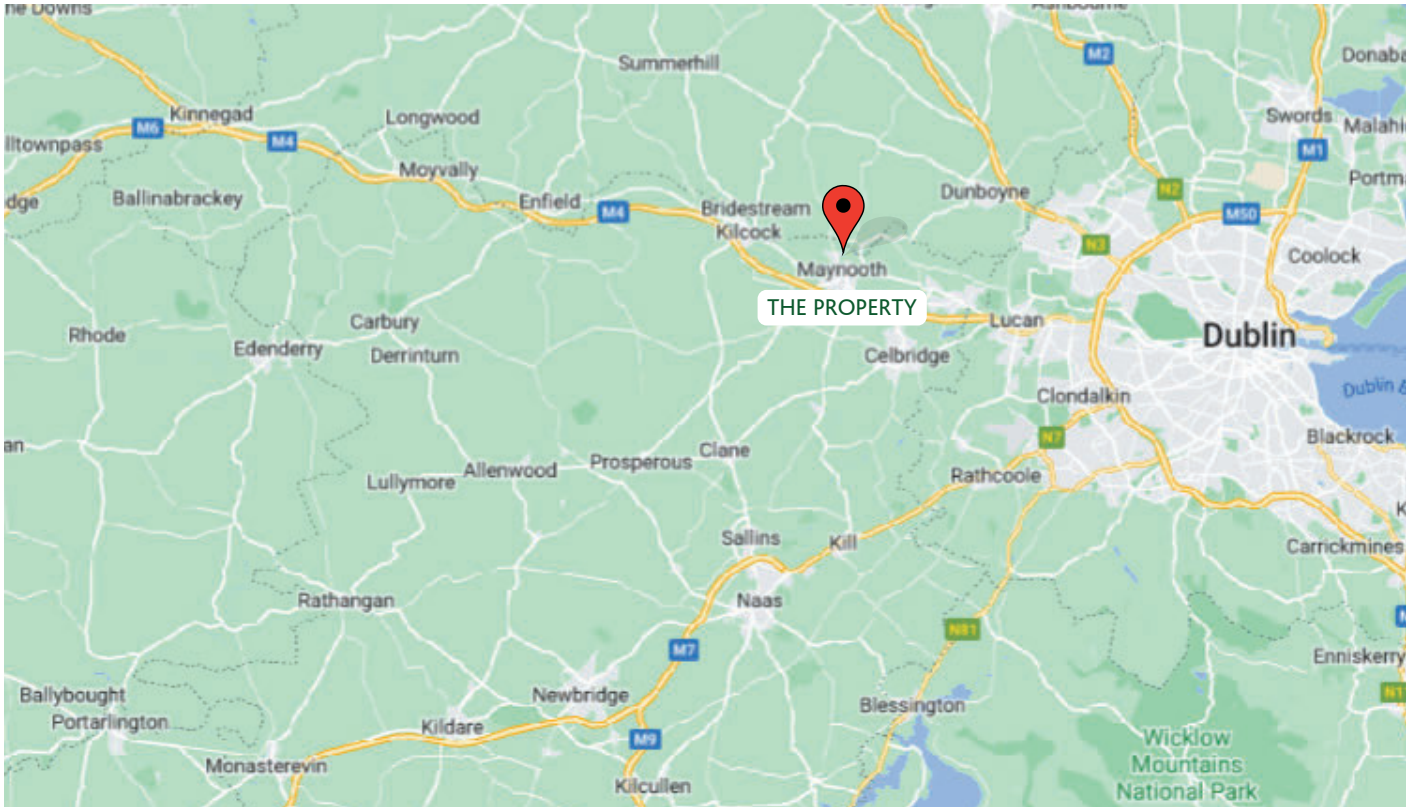
Floor Plans

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Directions

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Directions

W23 V3A0

BER

BER D1

Viewing

By prior appointment at any reasonable hour.

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Contact Information:

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