

Residential

Coonan
PROPERTY



32 Lyreen Drive, Mariavilla, Maynooth, Co. kildare

- Coonan Property proudly present a spacious and beautifully appointed A2 rated, 4 bedroom home extending to approx 170sq.m, ideally located just a short walk from Maynooth town centre
- Exceptional interior accommodation briefly comprises main hallway, ground floor w.c., living room, kitchen/dining room, utility room, 4 bedrooms (inc. master ensuite), family room on 2nd floor and main bathroom
- Built in 2019 by Cairn Homes to exceptional standards and further enhanced by the current owners with high-end finishes and stylish décor throughout
- Interior features herringbone flooring, a large kitchen island with quartz countertop, contemporary bathroom suites and custom cabinetry in both the kitchen and living areas
- Mariavilla is ideally positioned just a short walk from Maynooth town, offering a wide range of educational centres for students of all ages, including Maynooth University
- Superb connectivity with frequent train services to Connolly Station (approx. 40 mins) and direct access to the M4 for convenient travel to the M50, Dublin City, and beyond
- This turnkey home is ideal for families or professionals seeking space, style, and convenience in one of Kildare's most popular towns

4 bedroom home
extending to approx.
170sq.m (1,830q.ft)

Guide Price:

€685,000

Private Treaty

Accommodation

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Entrance Hallway	(3.46m x 1.46m)+ (1.7m x 2.01m)	Herringbone engineered oak flooring, recessed lights, radiator cover, roman blind, alarm panel and storage closet.
Guest W.C.	1.58m x 1.57m	Tiled flooring, w.c., w.h.b., heated towel rail, extractor fan and light fitting.
Living Room	4.18m x 4.06m	Herringbone engineered oak flooring, bespoke TV display unit with electric fire and shelving, radiator cover and roller blinds.



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Kitchen/Dining 4.8m x 5.8m

Porcelain tiled flooring, fitted wall and floor units, quartz work tops with upstand, integrated sink, breakfast bar with storage and quartz top, double oven, gas hob, extractor fan, integrated fridge freezer, integrated microwave, integrated dishwasher, bespoke cabinet with crystal glass display and shelving, two light fittings, two roman blinds on windows and double doors with roller blinds leading onto patio area.

Utility Room

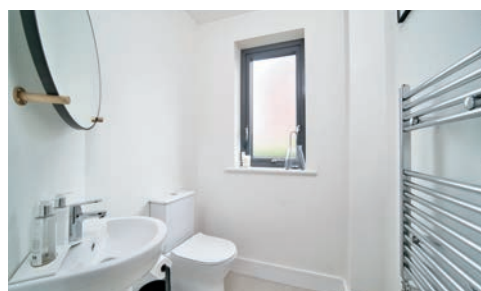
Tiled flooring, fully plumbed and light fitting.

Landing 2.02m x 4.67m

Carpet runner on stairs and carpet on landing and hot-press.

Bedroom 2 3.9m x 3.53m

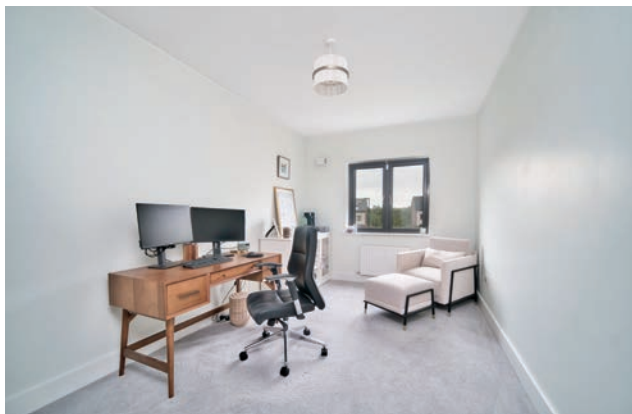
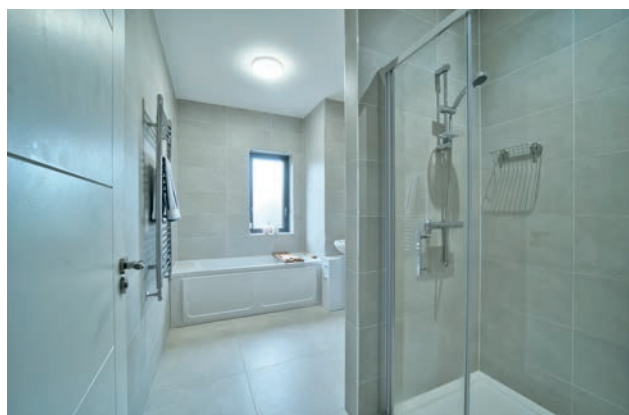
Carpet, fitted wardrobes, curtains and light shade.



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Bedroom 3	4.52m x 2.9m	Carpet, fitted wardrobes, timber panelled walls with mouldings and curtains.
Bedroom 4	4.53m x 2.77m	Carpet.
Bathroom	3.45m x 2.1m	Fully tiled, bath, shower cubicle, w.c., w.h.b., verticl heated towel rail, shaving light, mirror, light fitting and extractor fan.
2 nd Floor Landing	3.54m x 2m	Carpet, light shade and attic access.



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Master Bedroom

3.98m x 5.76m

Carpet, fitted wardrobes, curtains, blinds, Velux window with blinds.

En-suite

2.4m x 2.07m

Tiled flooring, semi tiled walls, oversized shower cubicle with sliding door, w.h.b., w.c., vertical heated towel rail, mirror with shaving light, light fitting and extractor fan.

Family Room

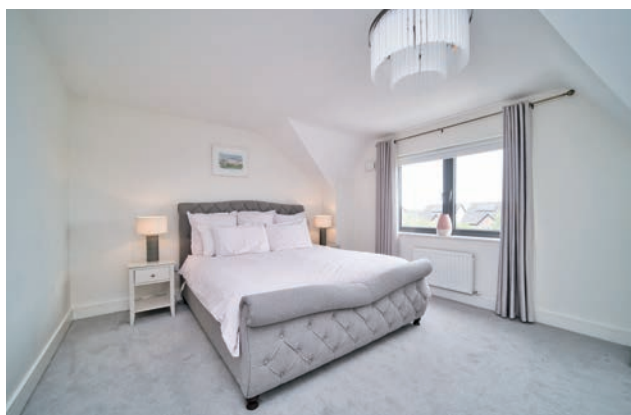
4.58m x 5.77m

Carpet, light shade and two large Velux windows with blinds.

Garden

10.9m x 7.14m

South east facing garden with patio, lawn area, flower beds and side access.



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Additional Information:

Gross internal floor area approx. 170sq.m
(1,830 sq. ft)
Built in 2019
Outside lights
Outside tap
Outside sockets
Steel shed
Gated side entrance
PVC fascia and soffits
Low maintenance exterior

Entrance Driveway:

Cobble locked driveway with parking for two cars.

Services:

Main's water
Gas fired central heating
Heat recovery system
Solar panels

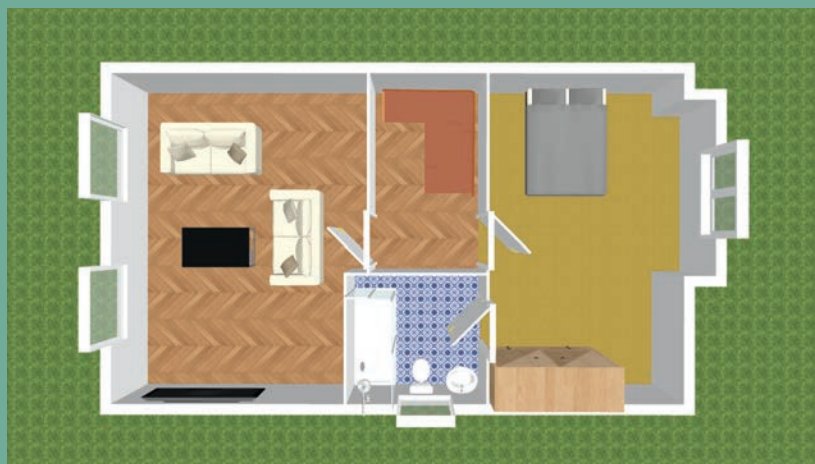
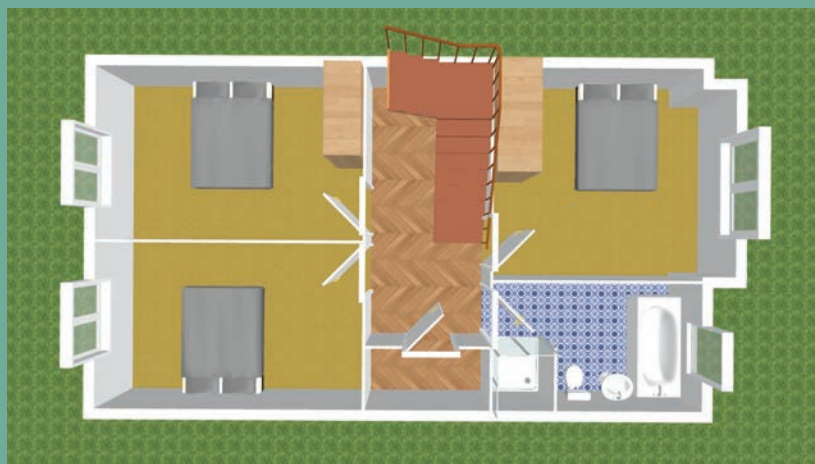
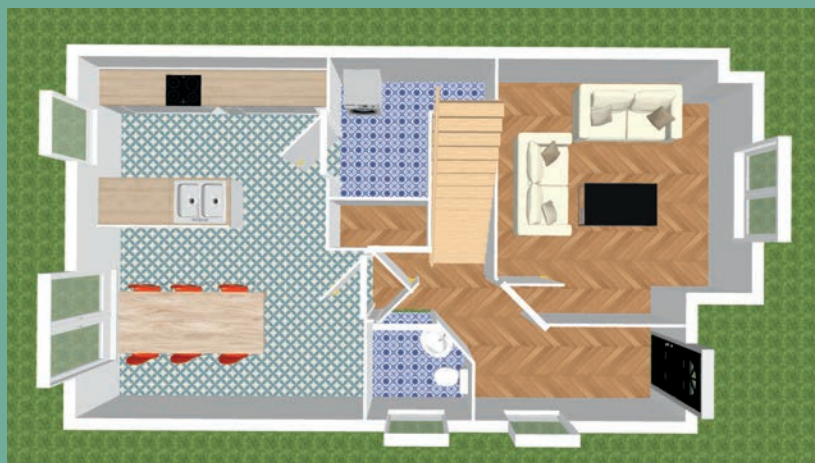
Items Included in sale:

Double oven, gas hob, extractor fan, integrated fridge freezer, integrated microwave, blinds. (Some light shades and curtains not included).



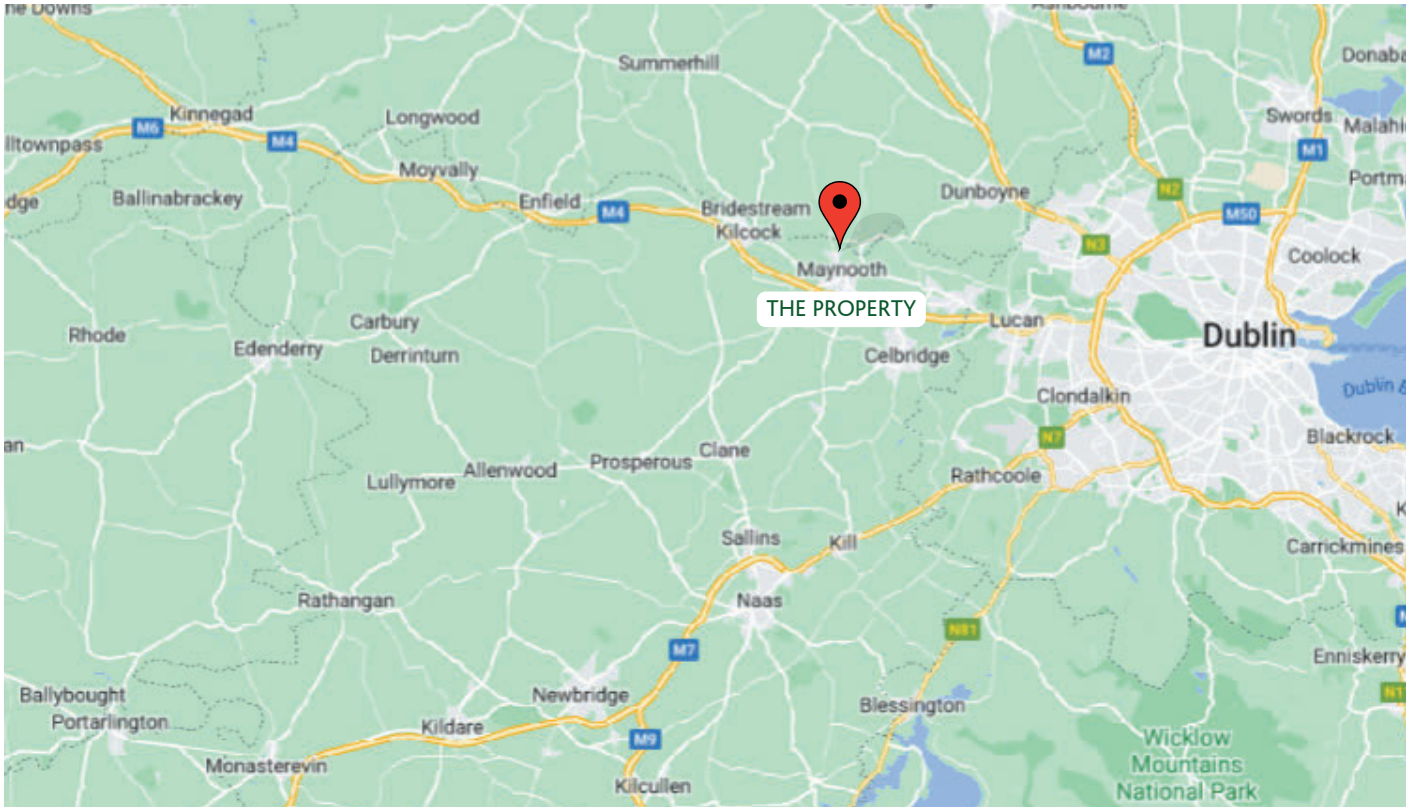
Floor Plans

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Directions

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Directions

W23 PKR8

BER

BER A2

Viewing

By prior appointment at any reasonable hour.

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Contact Information:

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