

Residential

Coonan
PROPERTY



9 Laurence Avenue, Maynooth, Co. Kildare

- Coonan Property presents this well-located three-bedroom mid-terrace home set within a mature residential development, only a short walk from Maynooth town centre and train station
- Accommodation includes an entrance hallway, living room, kitchen/dining area, three bedrooms (main bedroom with ensuite) and a family bathroom
- Generous south-west facing rear garden extending to approximately 60ft / 18m, offering excellent outdoor space and clear potential for future extension (subject to planning permission)
- Overlooking a landscaped green area with established hedging and trees, providing a pleasant outlook and a convenient open space for families
- Within walking distance of Maynooth University, The Glenroyal Hotel, local shops, cafés, restaurants, and a wide selection of leisure and sporting facilities
- Excellent connectivity with traffic free access to the M4 motorway a range of public transport links, including regular train and bus services to Dublin city centre and surrounding areas

**3 bedroom mid-terrace
home extending to
approx. 91 sq.m
(980 sq.ft)**

**Guide Price:
€395,000**

Private Treaty

Accommodation

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Entrance
Hallway

4m x 2.1m

Wooden flooring, hanging pendant light and storage under the stairs.

Living Room

4m x 4.4m

Wooden flooring, light fitting and an open fireplace with marble hearth.



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Kitchen/Dining **5.8m x 4.4m**
Area

Tiled kitchen floors, tiled splash back, hanging pendant lights, boiler, floor and wall kitchen cabinets, integrated hob, oven and extractor fan, breakfast bar with storage cabinets and lino flooring in dining area.

Landing **2.2m x 2.6m**

Carpet flooring on stairway and landing, hanging pendant light and attic access.

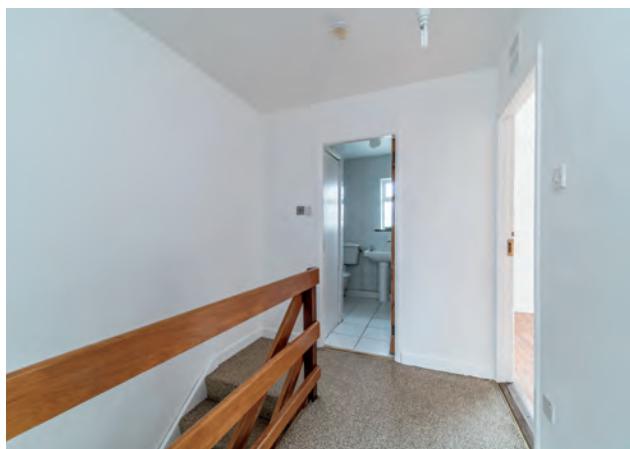


Accommodation

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Master Bedroom (Including En-suite) **4.7m x 3.3m** Laminat flooring, fitted wardrobe and a hanging pendant light.

En-suite Tiled flooring, extractor fan, fitted light, shower cubicle with electric shower, w.c. and w.h.b.



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Bedroom 2 **3.7m x 3.1m** Laminate flooring, hanging pendant light and fitted in wardrobe.
(Rear)

Bedroom 3 **3.4m x 2.4m** Laminate flooring, hanging pendant light and fitted in wardrobe.
(Front)



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Family
Bathroom

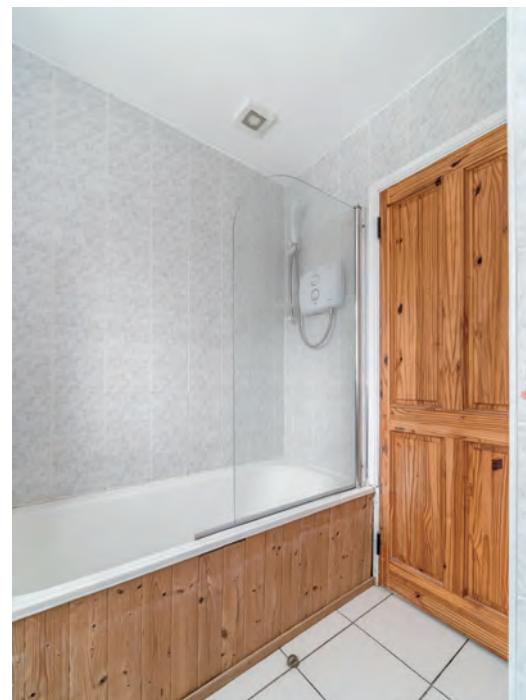
2.1m x 2.1m

Fully tiled, fitted light, bath with electric shower, w.c., w.h.b. and a vertical heated towel rail.

Garden

18.3m x 5.8m

South-West facing, lawn area, block shed with power supply and lighting.



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Additional Information:

Gross internal floor area approx. 91 sq.m.
Built in c.1972
Currently unoccupied and ready to move in
Recently redecorated
South-West facing rear garden

Entrance Driveway:

Wall surround with parking for two cars.

Services:

Gas fire central heating
Mains water

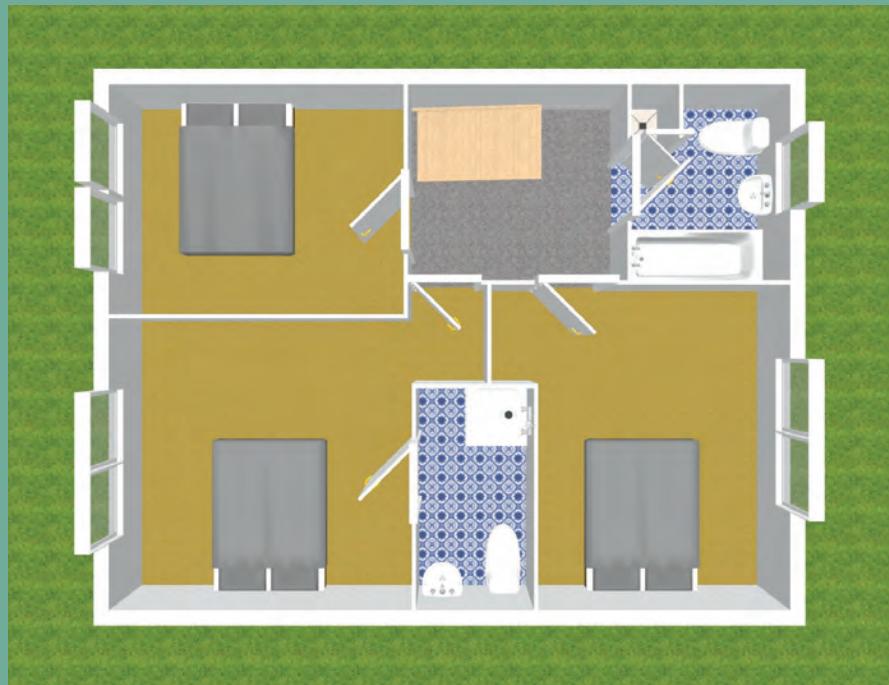
Items Included in sale:

Integrated oven, hob and kitchen extractor fan and all light shades.



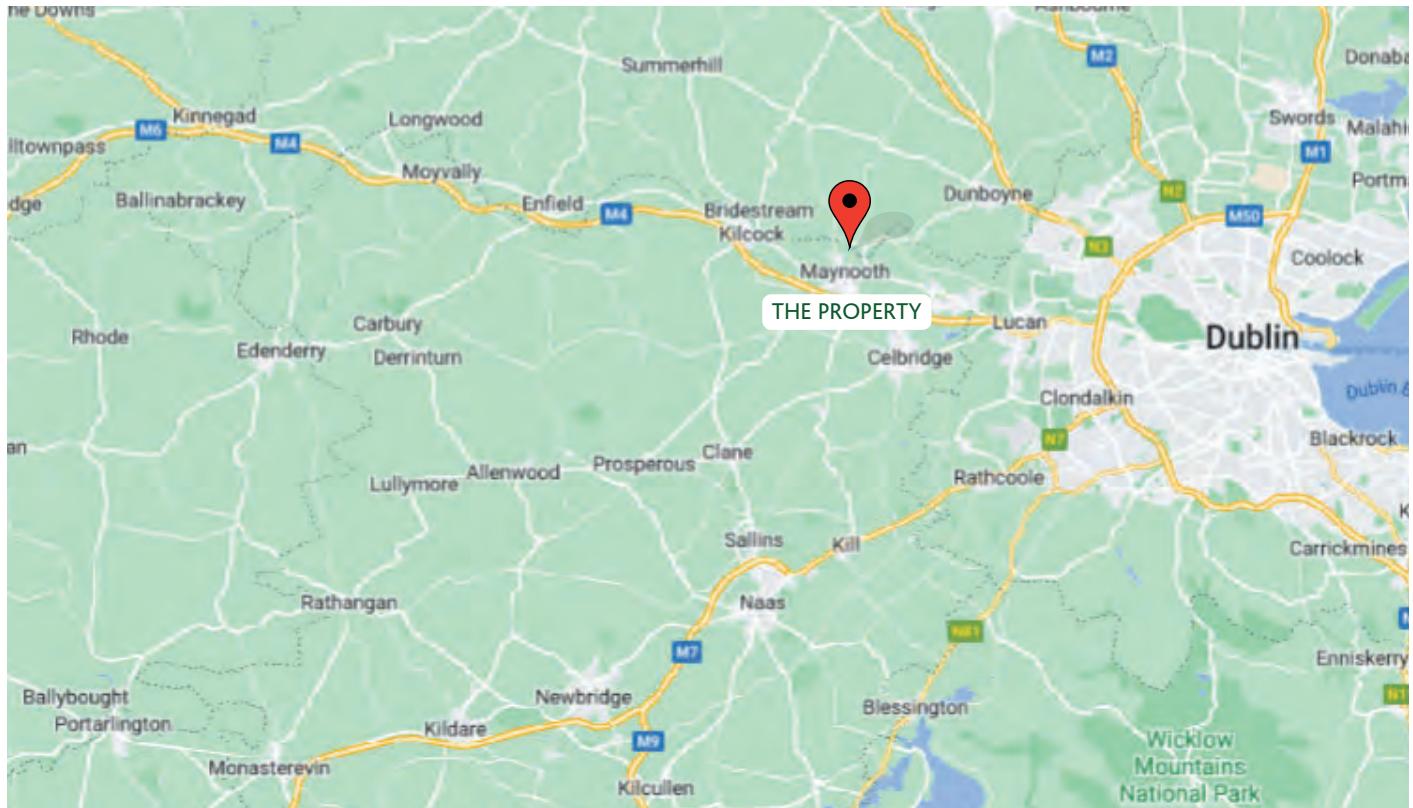
Floor Plans

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Directions

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Directions

W23 P8R2

BER

BER D1

Viewing

By prior appointment at any reasonable hour.

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Contact Information:

Mick Wright
01 6286128
mickw@coonan.com

PSRA No.: 003764.

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For all your mortgage needs contact:
Dermot Horan / Romana Anca
01 505 2718
admin@coonanmortgage.com

coonan.com