



18 Cluain Aoibhinn, Maynooth, Co. Kildare

- Coonan Property present 18 Cluain Aoibhinn, Maynooth, Co. Kildare, a spacious and well-maintained four-bedroom home extending to approx. 132 sq. m, located just a short walk to Maynooth Town Centre
- Presented in excellent condition throughout, with a solid wood fitted kitchen including a central island, recently installed flooring, and a tasteful neutral colour palette
- Flexible and well-laid-out accommodation comprising entrance hallway, porch, living room, family room/dining area, kitchen, utility room, guest WC, four double bedrooms, and a family bathroom
- South-facing rear garden with patio area and a timber garden shed
- Convenient location within walking distance of Maynooth Town Centre, shops, Maynooth University, and a wide selection of cafés, restaurants, pubs, and sporting amenities
- Excellent transport links with regular train and bus services nearby, along with easy access to the M4 and M50 motorway

4 bedroom home
extending to approx.
132 sq.m (1,421 sq.ft)

Guide Price:
€475,000

Private Treaty

Accommodation

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Porch

2.4m x 1m

Tiled flooring, and wall light fitting.

Entrance
Hallway

2.1m x 2.4m

Laminate flooring, hanging pendant light, boiler, radiator cover, cabinet for fuse board and alarm panel.

Ground Floor
Shower Room

1.6m x 2.3m

Tiled flooring, w.c., w.h.b., window, semi-panelled walls, recessed lights, shower cubicle with Triton shower system and tiled shower area.



Accommodation

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Living Room 3.8m x 5.1m

Laminate flooring, Linby spotlights, roller blinds, open fire place and wood panelled wall.

Kitchen 4.9m x 3.9m

Tiled floor, solid oak wall and floor units, tiled splashback, double French doors to patio area, recessed lights, Velux windows, island and breakfast bar with storage, integrated Neff oven, Neff hob, microwave, dishwasher, kitchen extractor fan, integrated fridge-freezer, larder unit and light fittings.



Accommodation



Family Room/Dining Area

7.8m x 4.4m

Laminate flooring, Lindby spotlights, electric fire place, semi-panelled wall, double French door leading to rear garden, roller blinds and storage closet.

Utility Room

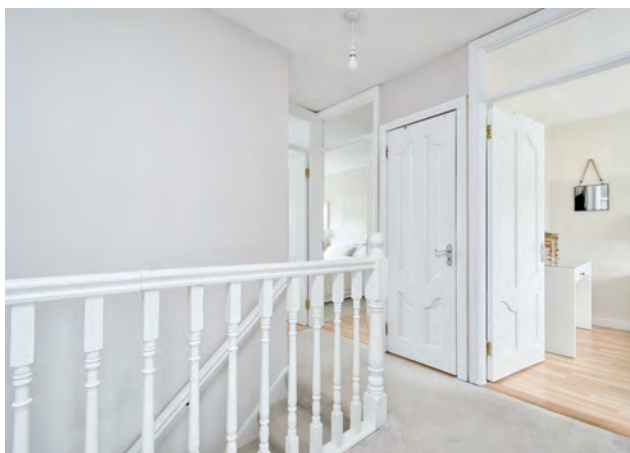
2.3m x 2m

Tiled flooring, recessed lights and fully plumbed.

Landing

2.3m x 3m

Carpet flooring from stairway to landing, hanging pendant light, hotpress with shelving, access to attic via fitted folding ladder, plywood flooring and fitted light in attic space.



Accommodation

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**Master
Bedroom
(Front)**

2.5m x 4.9m

Laminate flooring, hanging pendant light, roller blinds and fitted wardrobes.

**Bedroom 2
(Front)**

2.6m x 4m

Laminate flooring, hanging pendant light, roller blinds and fitted wardrobes.

**Bedroom 3
(Rear)**

3.3m x 2.9m

Laminate flooring, hanging pendant light, roller blinds and fitted wardrobe.



Accommodation

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**Bedroom 4
(Rear)**

3.1m x 2.5m

Laminate flooring, hanging pendant light and roller blinds.

**Family
Bathroom**

1.9m x 2.1m

Fully tiled bathroom, w.c., w.h.b., fitted toiletries cabinet with shelves and mirror, window, bath with triton shower system and shower screen.

Garden

**10.4m x 4.2m,
4.7m x 3.1m**

Stone paved patio area, lawn area, wooden shed and side entrance with wood gate.



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Additional Information:

Gross internal floor area approx. 132 sq.m.
Built in 1970
Alarmed
Side access with gate
Potential from extra parking in front lawn
South East facing rear garden

Entrance Driveway:

Tarmac drive way, PVC fascias and soffits, lawn area and mature plants.

Services:

Mains water
Gas fired central heating

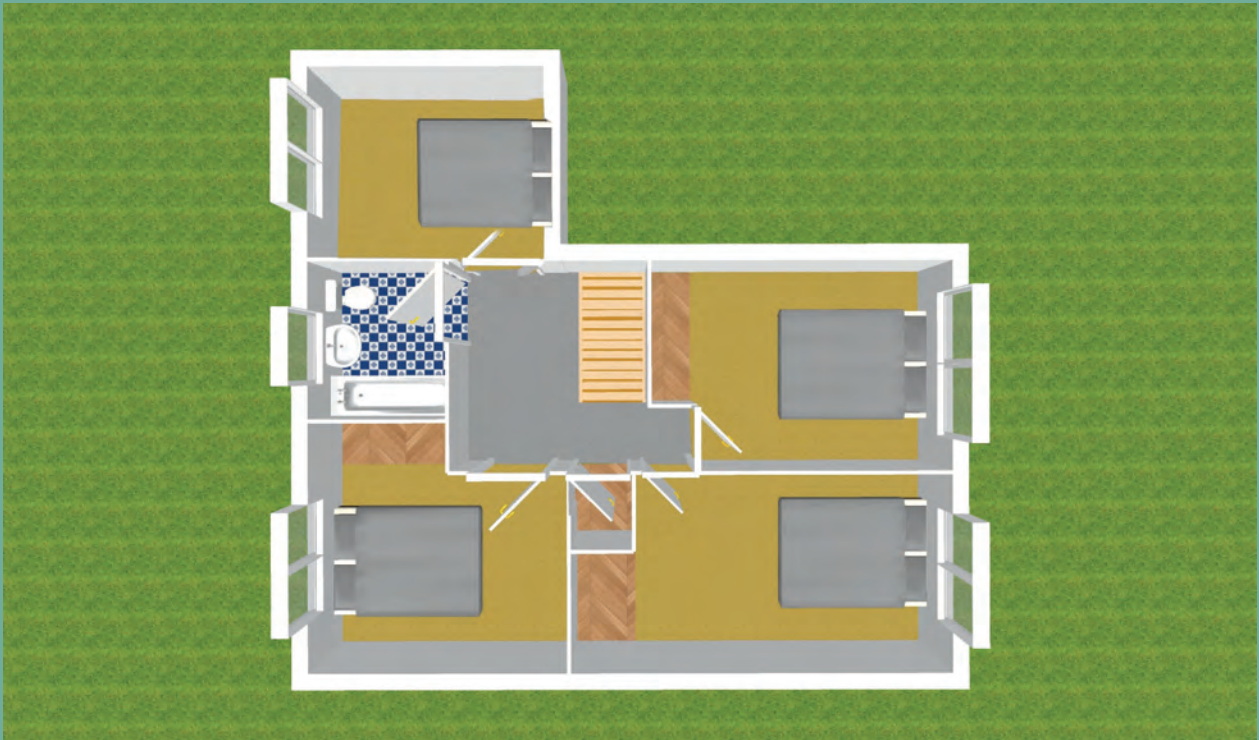
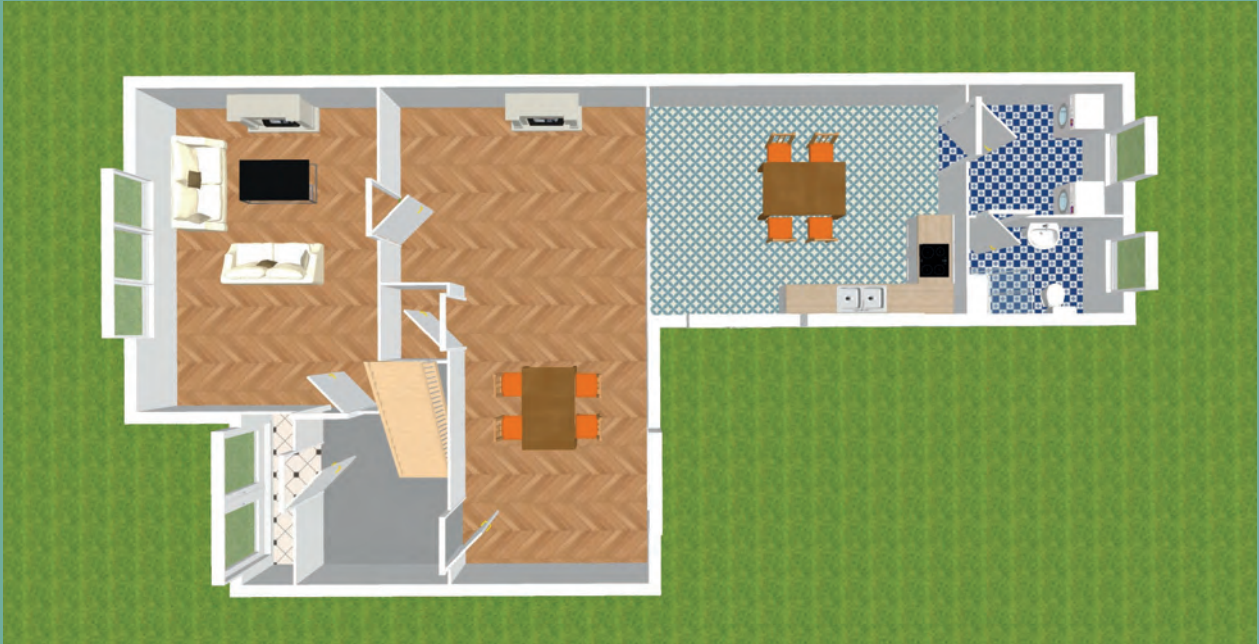
Items Included in sale:

Neff, oven, Neff hob, dishwasher, kitchen extractor fan, light fittings, roller blinds, microwave, breakfast bar, radiator cover, electric fire place and wooden shed.



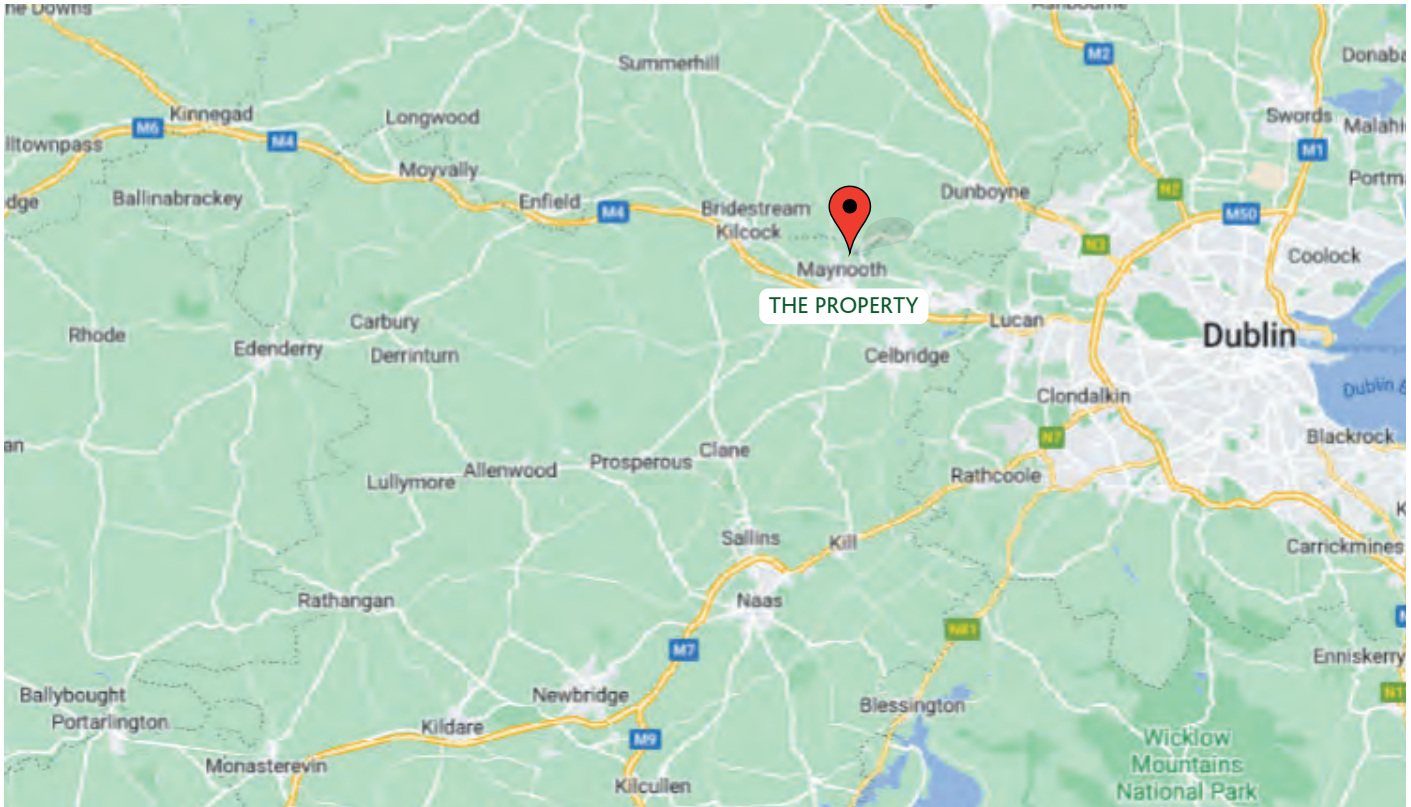
Floor Plans

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Directions

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Directions

W23 C6Y5

BER

BER D1

Viewing

By prior appointment at any reasonable hour.

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Contact Information:

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