

Residential

Coonan
PROPERTY



BER C3

1172 Old Greenfield, Maynooth, Co. Kildare

- Coonan Property is delighted to present a 3-bedroom semi-detached bungalow on an excellent site, ideally located within a short walk of Maynooth town centre and the train station
- Accommodation comprises an entrance hallway, living room, kitchen/dining area, three well-proportioned bedrooms and a main family bathroom
- Overlooks a large open green area, offering a safe and convenient play space for children
- Large south-facing rear garden with the added benefit of vehicular access to a rear lane
- Maynooth Town Centre, Glenroyal Hotel & Leisure Club, Lidl, SuperValu, Maynooth University, pubs, restaurants and a wide range of sporting amenities are all within walking distance
- Excellent public transport options, with frequent train and bus services providing easy access to Dublin city centre
- Presents significant potential to further develop and enhance a highly sought-after single-storey home in a superbly convenient location

3 bedroom semi-detached bungalow extending to approx. 78.6 sq.m (846 sq.ft)

**Guide Price:
€345,000**

Private Treaty

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Entrance
Hallway

**3.3m x 2.1m, 2.3m
x 1.6m**

Tiled flooring, light pendants and access to attic via fitted folding ladder.

Living Room

3.5m x 4m

Oak flooring, light pendant, blinds and open fireplace with tiled hearth.



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Kitchen/Dining **4.9m x 3.4m** Area

Tiled flooring, recessed lights, light pendant, gas boiler, curtains, Belfast sink, fully plumbed kitchen, fitted kitchen cabinets and a cast-iron Stanley stove.

Master Bedroom (front)

3.2m x 4.9m

Wood flooring, light pendant and curtains.



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En-suite

3.4m x 2.6m

Wood flooring, light pendant, fitted shelf units and blinds.

Bedroom 3
(rear)

3.1m x 4.1m

Wood flooring, light pendant, curtains and a free-standing wardrobe.



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Bathroom **2.6m x 1.6m** Fully tiled bathroom, recessed lights, w.c., w.h.b, bathtub with shower screen and electric shower.

Garden **12.1m x 9.3m** South-East facing, pebbled back garden with lawn area, tiled patio, block built shed, raised flower bed, access to rear laneway via gate and outdoor tap.



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Additional Information:

Gross internal floor area approx. 78.6 sq.m
Built in 1992
On street parking
Rear garden access to laneway
Light fitting in attic

Entrance:

Front lawn and side entrance with gate.

Services:

Mains water
Central gas heating

Items Included in sale:

Light fittings and shades, fitted appliances, blinds and curtains.



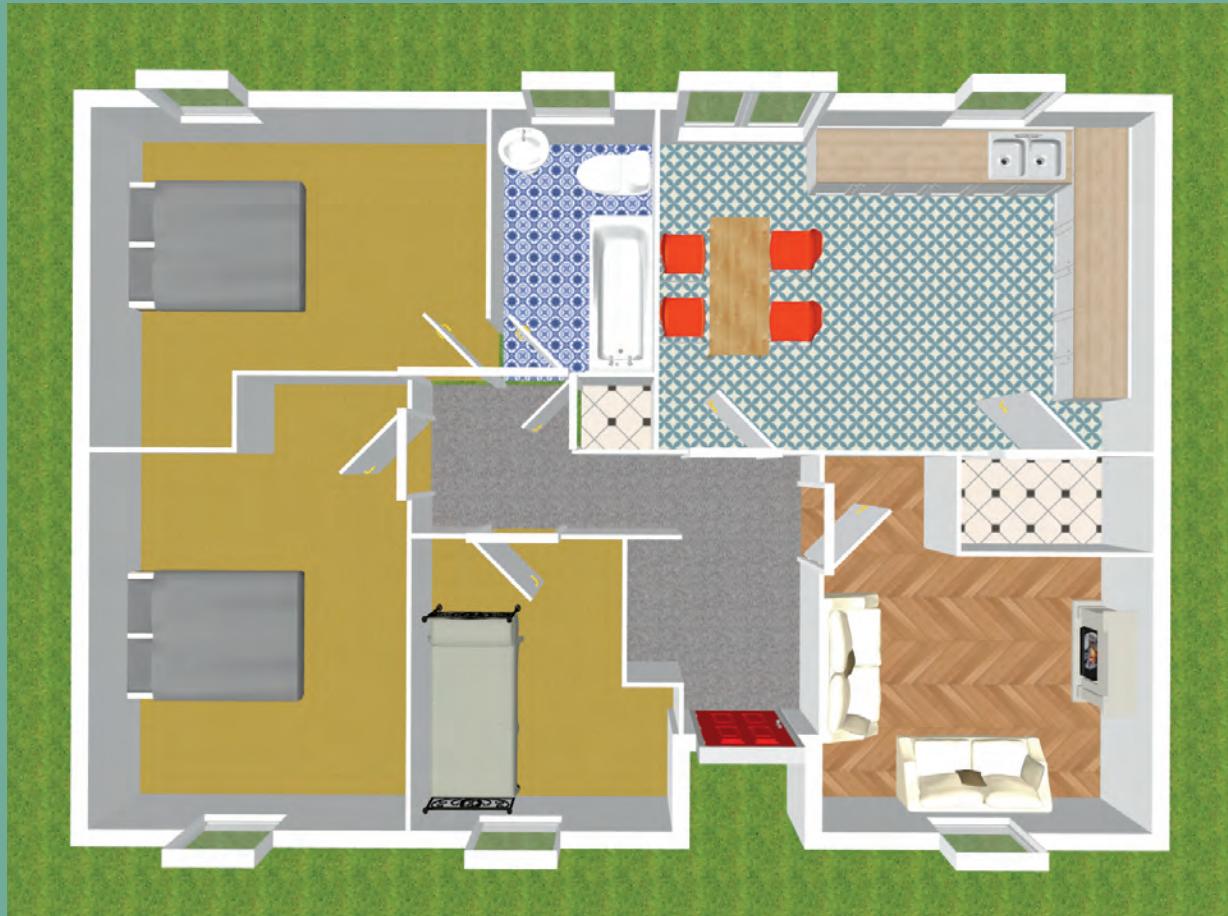
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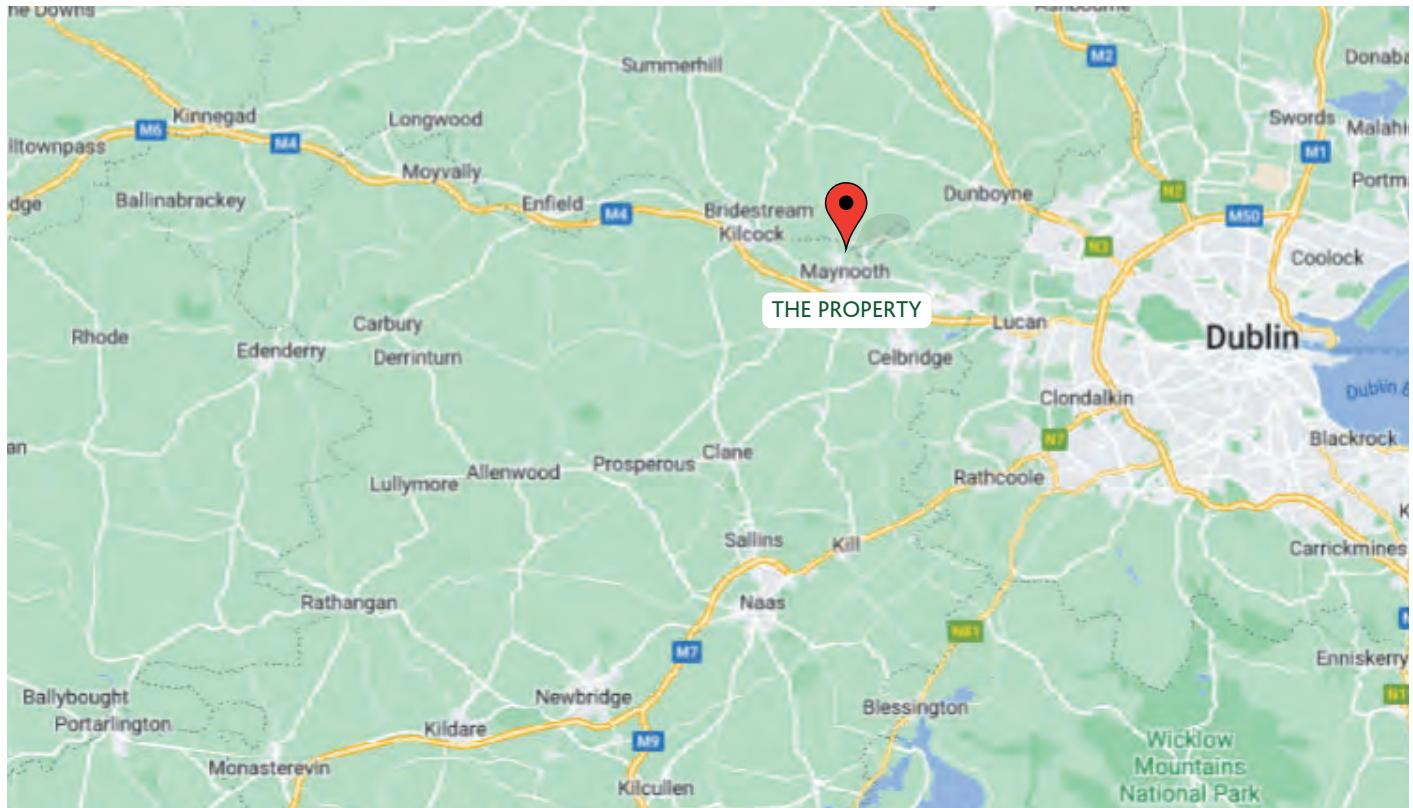
Floor Plans

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Directions

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Directions

W23 V1Y5

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Viewing

By prior appointment at any reasonable hour.

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Contact Information:

Mick Wright
016286128
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