

Residential

Coonan
PROPERTY



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

Accommodation

Coonan
PROPERTY

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.



Accommodation

Coonan
PROPERTY

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

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.



Accommodation



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.



Accommodation



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.



Accommodation

Coonan
PROPERTY

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.



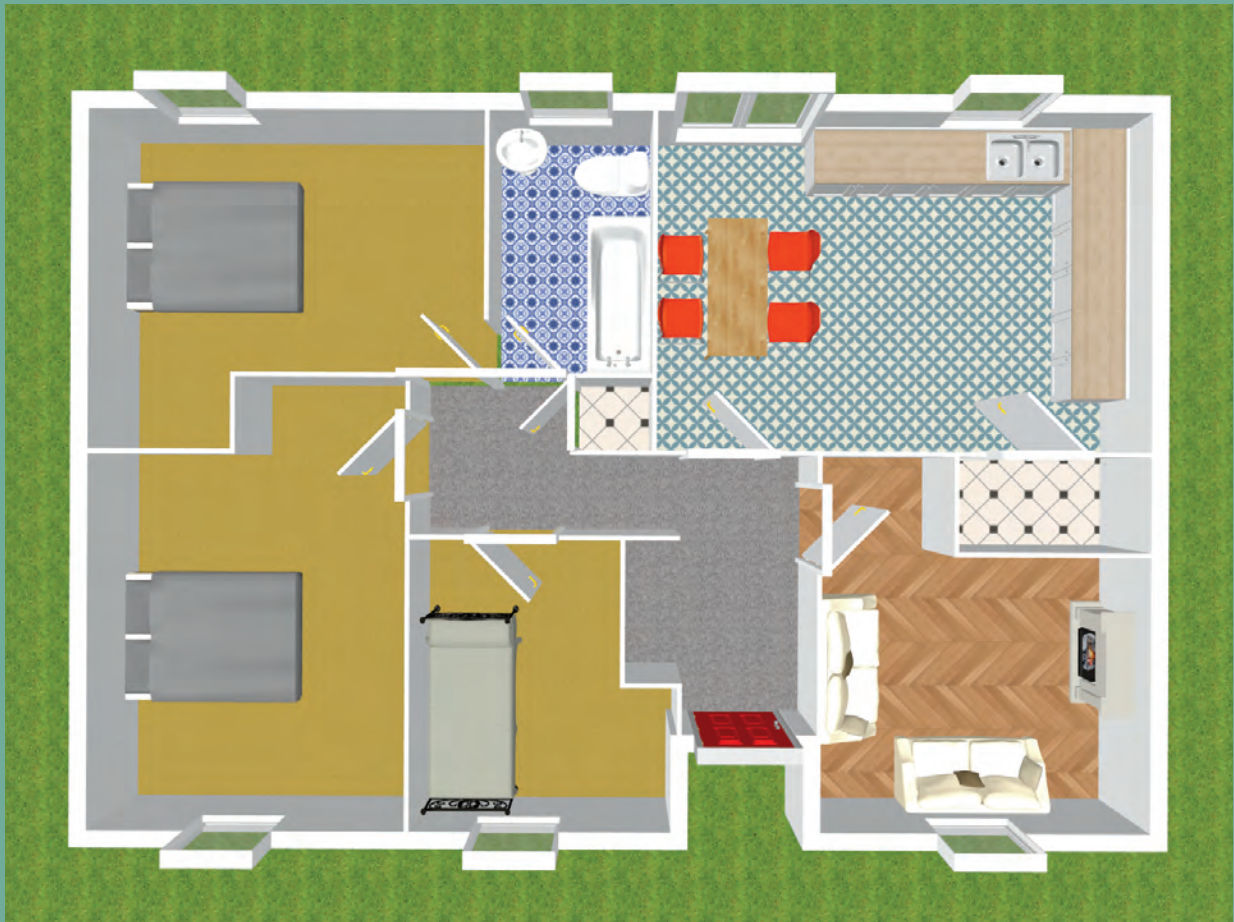
Accommodation

Coonan
PROPERTY



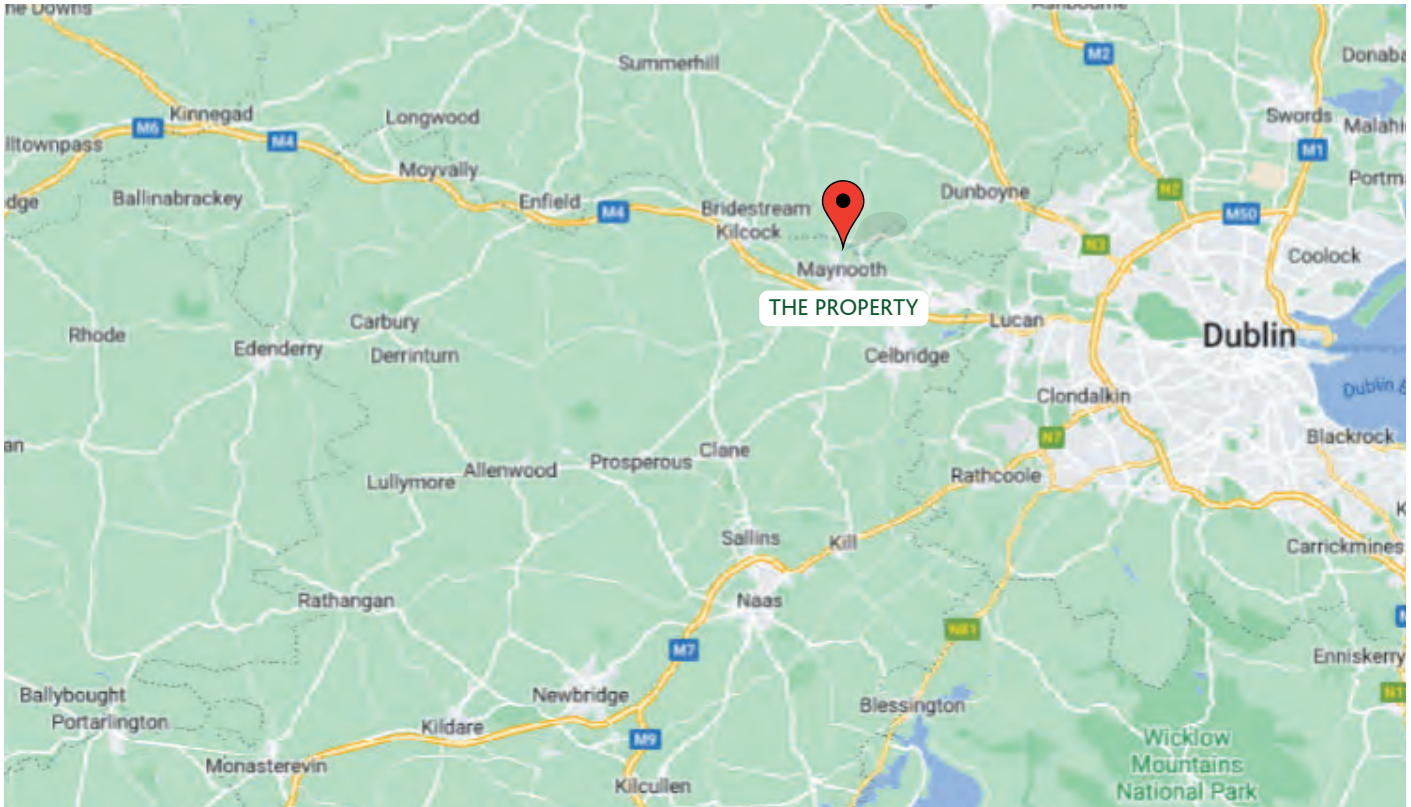
Floor Plans

Coonan
PROPERTY



Directions

Coonan
PROPERTY



Directions

W23 V1Y5

BER

BER C3

Viewing

By prior appointment at any reasonable hour.

Coonan
PROPERTY

Contact Information:

Mick Wright

016286128

mickw@coonan.com

PSRA No.: 003764.

The above particulars are issued by Coonan Property on the understanding that all negotiations are conducted through them. Every care is taken in preparing particulars which are issued for guidance only and the firm does not hold themselves responsible for any inaccuracies. All reasonable offers will be submitted to the vendors for consideration but the contents of this brochure shall not be deemed to form the basis of any contract subsequently entered into. The vendor or lessor do not make, give or imply nor is Coonan Property or its staff authorised to make, give or imply any representation or warranty whatsoever in respect of this property.

Coonan
FINANCIAL GROUP

Coonan Mortgage Group Limited t/a Coonan Financial Group is regulated by the Central Bank of Ireland. Registration No.: 431200

For all your mortgage needs contact:

Dermot Horan / Romana Anca

01 505 2718

admin@coonanmortgage.com

coonan.com