

Residential

Coonan
PROPERTY



15 Hayfield, Maynooth, Co. Kildare

- Coonan Property is delighted to introduce this spacious two-bedroom home, extending to approximately 91 sq.m (980 sq.ft)
- Built in 2016 to an exceptional standard and boasting an impressive A2 BER rating
- Presents in excellent condition throughout and ready for immediate occupation
- Features a large attic space offering excellent potential for conversion (subject to planning)
- Private, south-facing rear garden complete with a block wall and a paved patio area
- Superbly located close to the M4 motorway and within walking distance of Maynooth University, Main Street, shops, and bus stops
- An ideal choice for first-time buyers or those looking to trade down

**2 bedroom home
extending to approx.
91 sq.m (980 sq.ft)**

**Guide Price:
€390,000**

Private Treaty

Accommodation

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Entrance
Hallway

1.5m x 1.6m

Laminate wood flooring, plantation shutters, light fitting and alarm panel.

Living Room

4.1m x 3.6m

Laminate wood flooring, curtains, plantation shutters, light fitting, TV point, fireplace with electric fire insect and granite hearth.



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Guest Toilet **1.6m x 1.5m**

Porcelain tiles W.C. & W.H.B., shaving light and under stairs storage.

Kitchen/Dining **4.6m x 3.6m**

Ceramic tiles, fitted wall and floor shaker units, hob, extractor fan, double oven, microwave, dishwasher, fridge/freezer, light fitting, roller blinds, plantation shutter, integrated dining area and double door to patio area/garden.



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Master
Bedroom

3.5m x 3.6m

Laminate wood flooring, fitted wardrobe, TV point, light fitting and plantation shutter.

En-suite

1.8m x 2.4m

Tiled flooring and wet area, light fitting, extractor fan, bath with shower screen, W.C. & W.H.B., fitted mirror, shaving light, chrome towel rail.



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Bedroom 2 **3.9m x 3.6m** Laminat wood flooring, fitted wardrobe, light fitting, plantation shutters and TV point.

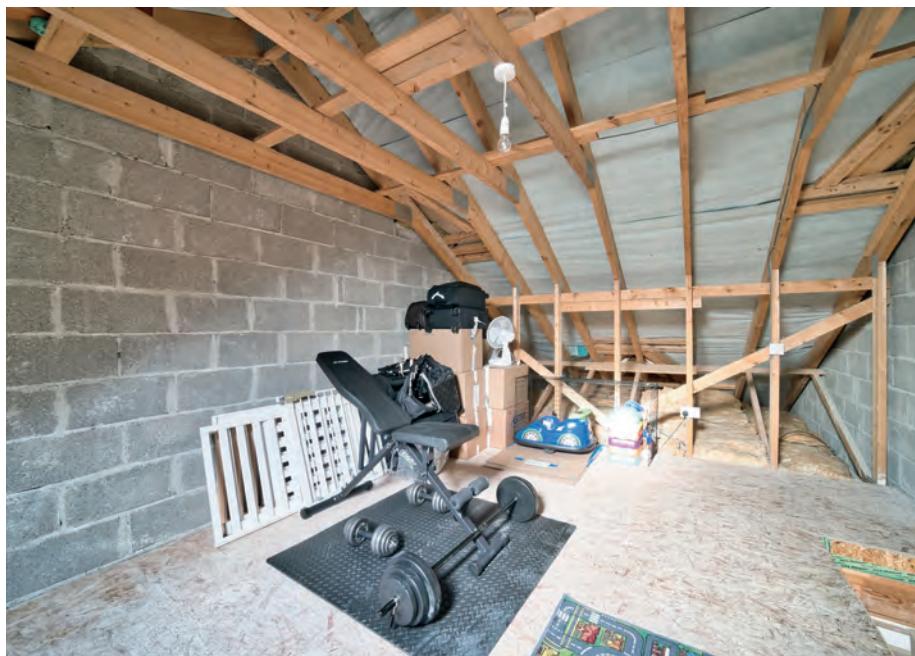
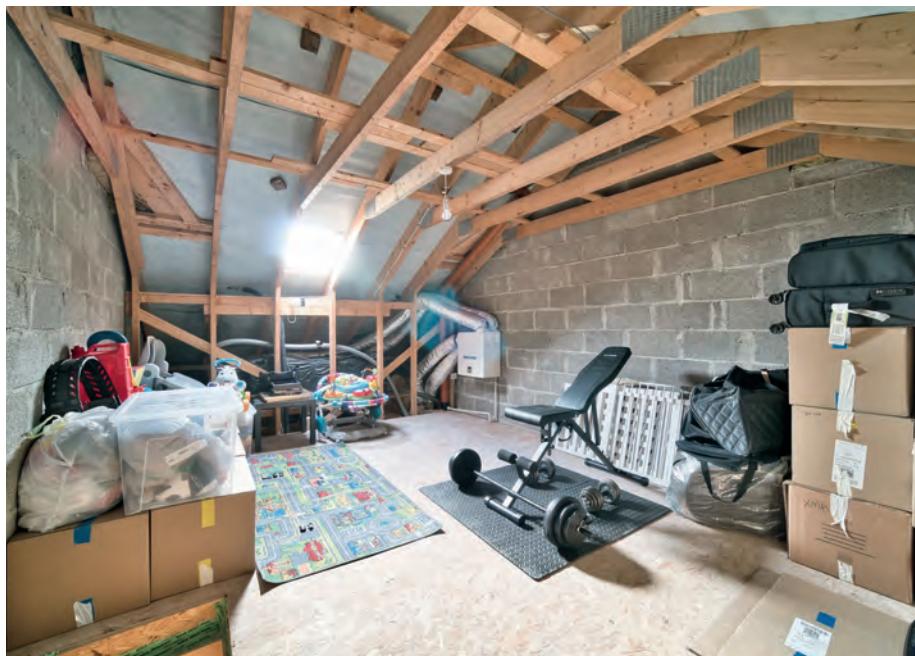
En-suite **1.3m x 2.4m** Tiled flooring, tiled shower area, W.C. & W.H.B., shower and extractor fan.

Garden **12m x 3.8m** South facing garden, outdoor tap, artificial grass with cobble lock paving.



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Additional Information:

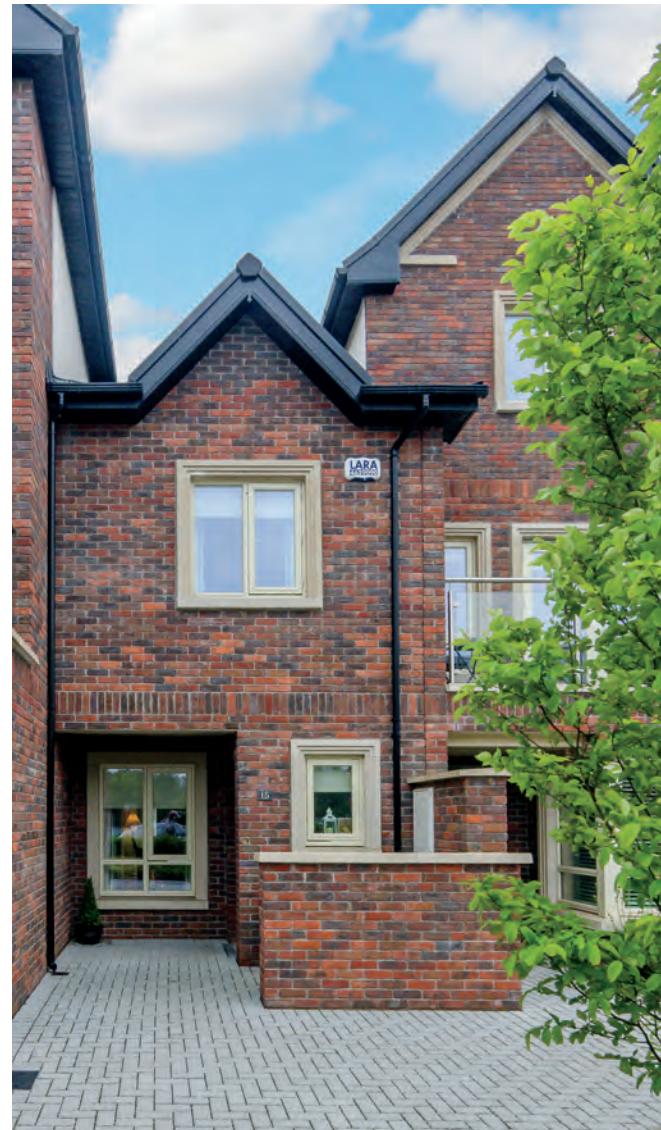
Gross internal floor area approx. 91.m
Built in 2016
Attic suitable for conversion
Security alarm
Mechanical heat recovery system
Smoke alarms
PVC soffit and facia
Block walls
Outside taps
Outside electric supply

Services:

Gas, solar and PV panel central heating
Mains water
Mains sewage

Items Included in sale:

Extractor fan, hob, oven, dishwasher,
fridge/freezer, light fittings.



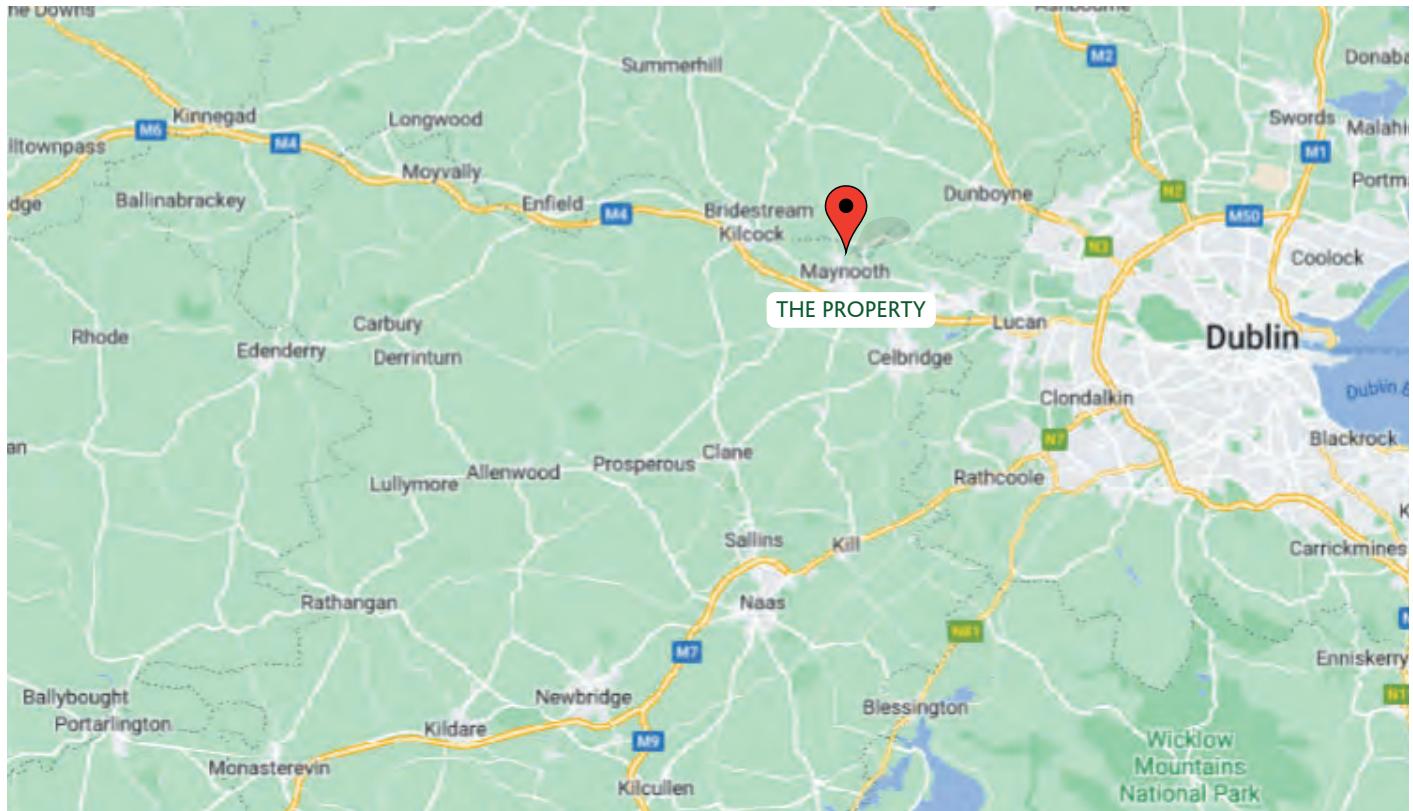
Floor Plans

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Directions

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Directions

W23 EW28

BER

BER A2

Viewing

By prior appointment at any reasonable hour.

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Contact Information:

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