



## 23 Lyreen Park, Maynooth, Co. Kildare

- Coonan Property present this impressive four-bedroom detached home, ideally positioned within one of Maynooth's most desirable developments.
- Tucked away at the end of a peaceful cul-de-sac, overlooking a well-maintained green area and benefiting from private gated access onto Carton Avenue.
- Extending to approx. 1,453 sq.ft., this bright and generously proportioned home comprises entrance hallway, living room, guest w.c., playroom/study, open-plan kitchen/dining area, utility room, family bathroom, and four bedrooms including a master ensuite.
- Presented in excellent condition throughout, the property offers versatile living space suitable for a playroom, home office, gym, or guest accommodation.
- Generous west-facing rear garden, perfect for enjoying afternoon and evening sunshine.
- Lyreen Park is an exclusive development of just 30 detached homes, within easy walking distance of Maynooth town centre, Maynooth University, public transport, sports facilities, and a host of local amenities.
- Superb transport connections include regular rail services to Dublin, along with easy access to the M4 and M50, offering seamless routes to Dublin City Centre and further afield.

4 bedroom detached  
home extending to  
approx. 135 sq.m  
(1,453 sq.ft)

Guide Price:

**€795,000**

Private Treaty

# Accommodation

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PROPERTY

Entrance  
Hallway  
(Including  
Guest W.C.)

**4.9m x 1.8m**

Laminate flooring, hanging pendant light, coving, alarm panel and  
understairs storage.

Guest W.C.

**0.8m x 1.6m**

Tiled flooring with a tiled splashback, fitted light, w.c., w.h.b. and  
extractor fan.

Study/  
Playroom

**2.6m x 4.7m**

Laminate flooring, hanging pendant light with shade, coving and  
roller blinds.



# Accommodation

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**Living Room**     **3.5m x 5.6m**

Laminate flooring, hanging pendant light, coving, walls lights, roller blinds, French doors leading to lounge, open fire place with marble hearth and solid oak surround.

**Lounge Area**     **4.2m x 2.6m**

Laminate flooring, hanging pendant light, coving and roller blind.

**Kitchen/Dining Area (Including Utility Room)**     **5.7m x 4.2m**

Laminate flooring in dining area, tiled flooring in the kitchen area, coving, hanging pendant light, tiled splashback, dishwasher, cooker, extractor fan, roller blinds, fitted kitchen cabinets, freestanding fridge/freezer and a sliding door leading to rear garden.



# Accommodation

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**Utility Room**    **2.7m x 2m**

Tiled flooring and splashback, fully plumbed with washing machine and dryer, fitted overhead cabinets, stainless steel sink, thermostat with timer and a door for the side entrance.

**Landing**            **2.8m x 2m,**  
                              **1.8m x 1m**

Carpet on stairway, laminate flooring on landing, hot press with shelving, hanging pendant light with shade and access to attic space.

**Master  
Bedroom  
(Including  
Ensuite)**

**3m x 6.1m**

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



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**En-suite**      **1.8m x 1.8m**      Tiled flooring with semi tiled walls, fitted light, shower cubicle with Triton electric shower, w.c., w.h.b. and fitted mirror with shaving light.

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**Bedroom 2 (Rear)**      **2.8m x 2.5m**      Laminate flooring, hanging pendant light, roller blinds and wardrobe.

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**Bedroom 3 (Rear)**      **2.7m x 3.9m**      Laminate flooring, hanging pendant light, roller blinds and wardrobe.



# Accommodation

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**Bedroom 4  
(Front)**

**2.4m x 3m**

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

**Family  
Bathroom**

**1.7m x 2m**

Tiled flooring with semi tiled walls, fitted light, w.c., w.h.b., bath, fitted mirror with shaving light and window.

**Garden**

**12.6m x 11.4m**

Lawn area, patio area, side gates on both sides, wooden shed, exterior lighting, outdoor tap and wall surround.



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## Additional Information:

Gross internal floor area approx. 135 sq.m.  
Built c.2000  
Low maintenance brick and dashed exterior  
Direct access to Carton Avenue via gate from Lyreen Park  
Rear garden facing North/West  
Alarmed

## Items Included in sale:

Light fittings and shades, dishwasher, cooker, extractor fan, fridge/freezer, blinds, washing machine and dryer.

## Services:

Mains water  
Oil fire central heating

## Entrance Driveway:

Cobble lock driveway, PVC fascias and soffits, outdoor light fitting and parking for 3 cars.

## Local Primary School:

Gaelscoil Ruairí, Moyglare Road, Mariavilla, Maynooth - 086 822 6872 (2.1km)  
Presentation Girls' School, 2 Dunboyne Road, Maynooth - 01 628 6034 (0.9km)  
Maynooth Educate Together National School, Railpark, Maynooth - 01 505 4250 (3.4km)  
Maynooth Boys' National School, Moyglare Road, Maynooth - 01 629 3021 (1.3km)

## Local Secondary Schools:

Maynooth Community College, Mariavilla, Maynooth - 01 601 6041 (2.4km)

## Local Sport Clubs:

Maynooth GAA Club, Moyglare Road, Maynooth - 01 628 5020 (1.6km)  
Maynooth Town F.C., Newtown, Maynooth - 085 856 4590 (3.9km)



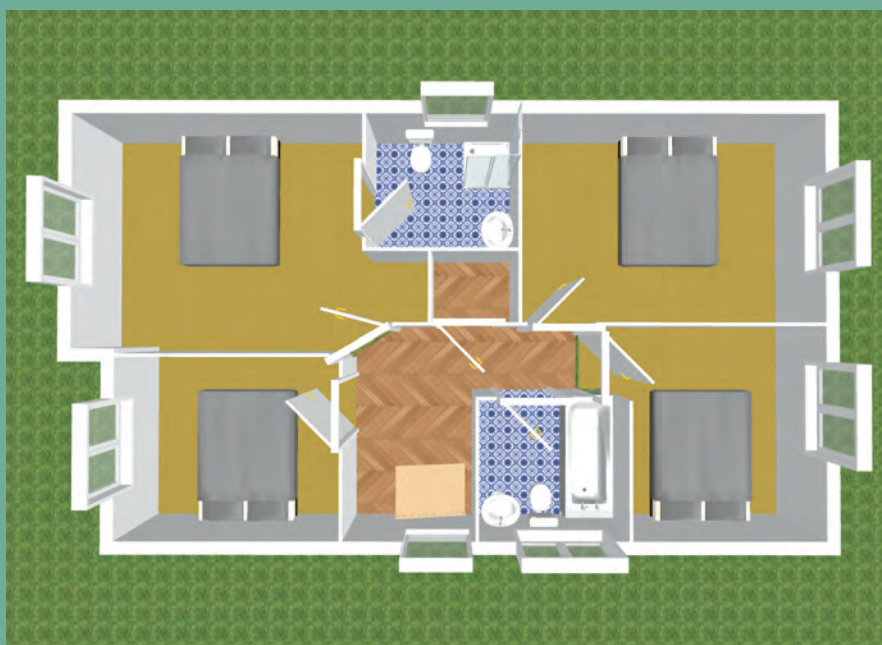
# Accommodation

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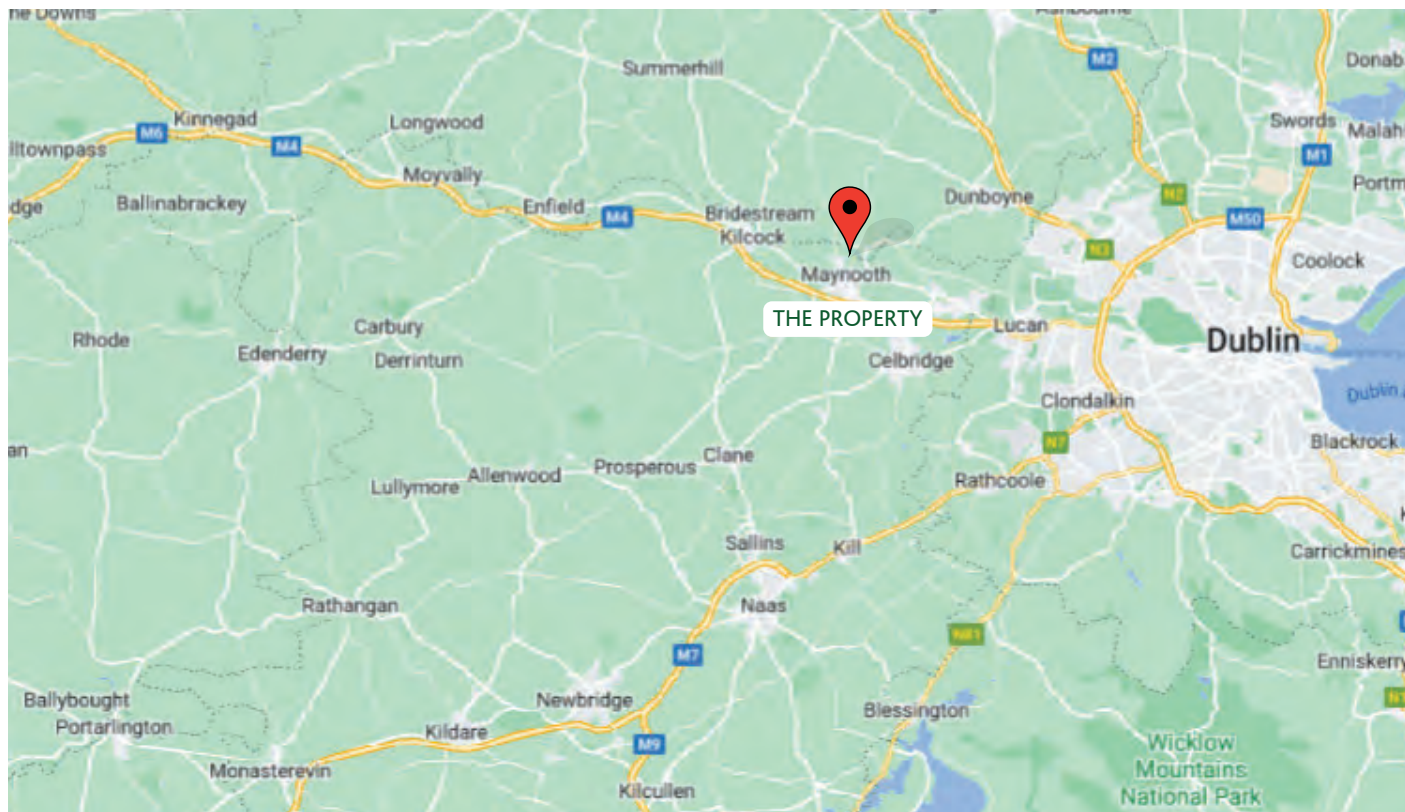
# Floor Plans

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# Directions

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## Directions

W23 R2N7

**BER**

**BER C2**

## Viewing

By prior appointment at any reasonable hour.

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Contact Information:

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