

Residential

Coonan
PROPERTY



11 Brookfield Avenue, Maynooth, Co. Kildare

- Coonan Property presents a well-located three-bedroom semi-detached home set within a mature residential development, only a short walk from Maynooth town centre and train station
- Accommodation includes an entrance hallway, living room, kitchen/dining area, three bedrooms (inc. master ensuite) and a family bathroom
- Overlooking a large green area on a quiet cul-de-sac offering a quiet and safe open space for families
- Within walking distance of Maynooth University, The Glenroyal Hotel, local shops, cafés, restaurants, and a wide selection of leisure and sporting facilities
- Excellent connectivity with easy access to the M4 motorway, a range of public transport links including regular train and bus services to Dublin city centre and surrounding areas

3 bedroom semi-detached home
extending to approx.
96 sq.m (1,033 sq.ft)

Guide Price:
€410,000

Private Treaty

Accommodation

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Entrance
Hallway

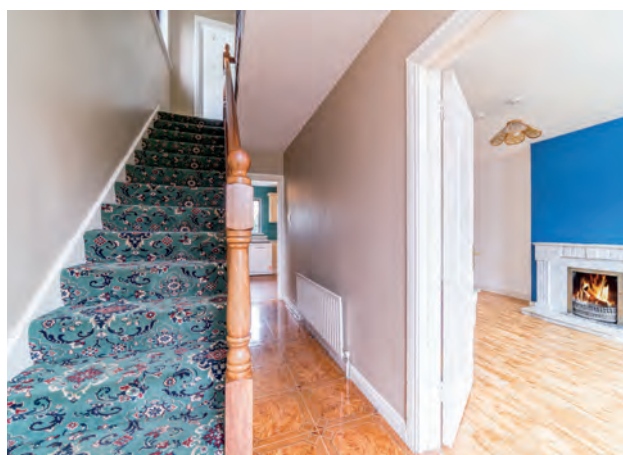
5.1m x 1.7m

Tiled flooring, hanging pendant light with shade, alarm panel (disconnected) and thermostat.

Living Room

3.8m x 4.8m

Lino flooring, light fitting, curtains, open fire place with marble surround and hearth and double French doors leading into the kitchen/dining area.



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Kitchen/Dining Area 5.6m x 3.4m

Lino flooring, hanging pendant light with shade, gas boiler, cooker, extractor fan, dishwasher and washing machine.

Landing 2.6m x 2.1m

Carpet flooring from stairway to landing, wooden shelving in hot press, hanging pendant light and access to attic.



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**Master
Bedroom
(Rear)**

4.7m x 3.5m

T & G wood flooring, hanging pendant light with shade, fitted curtains and wardrobe.

En-suite

2m x 1.3m

T & G wood flooring, w.c., w.h.b., fitted shaving light, window, shower cubicle with tiled surrounding.

**Bedroom 2
(Front)**

4.3m x 3.5m

T & G wood flooring, hanging pendant light, roller blinds, curtains and fitted wardrobe.



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**Bedroom 3
(Front)**

2.6m x 2.7m

T & G wood flooring, hanging pendant light, fitted curtains and wardrobe.

**Family
Bathroom**

1.6m x 2.1m

T & G wood flooring, fitted light, w.c., w.h.b., window, fitted shaving light and bathtub.

Garden

Lawn area, outdoor light, side entrance with wooden gate and wooden shed.



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Additional Information:

Gross internal floor area approx. 95.8 sq.m.
Wired for alarm system
Outdoor light fittings

Services:

Mains water
Gas fired central heating

Items Included in sale:

Cooker, blinds, curtains, dishwasher,
washing machine, wooden shed, extractor
fan and all light shades.

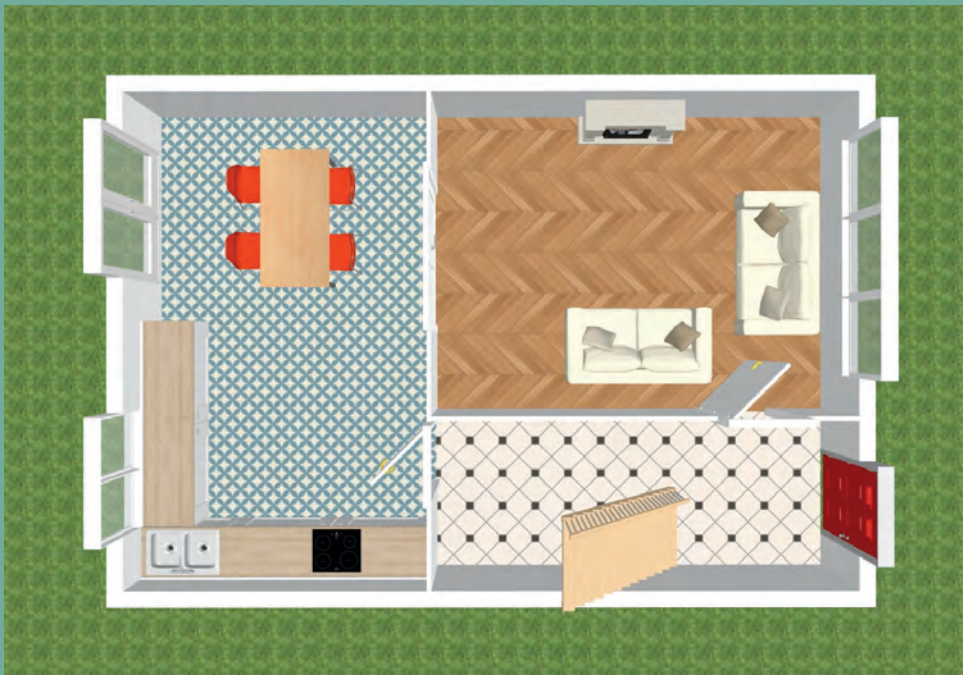
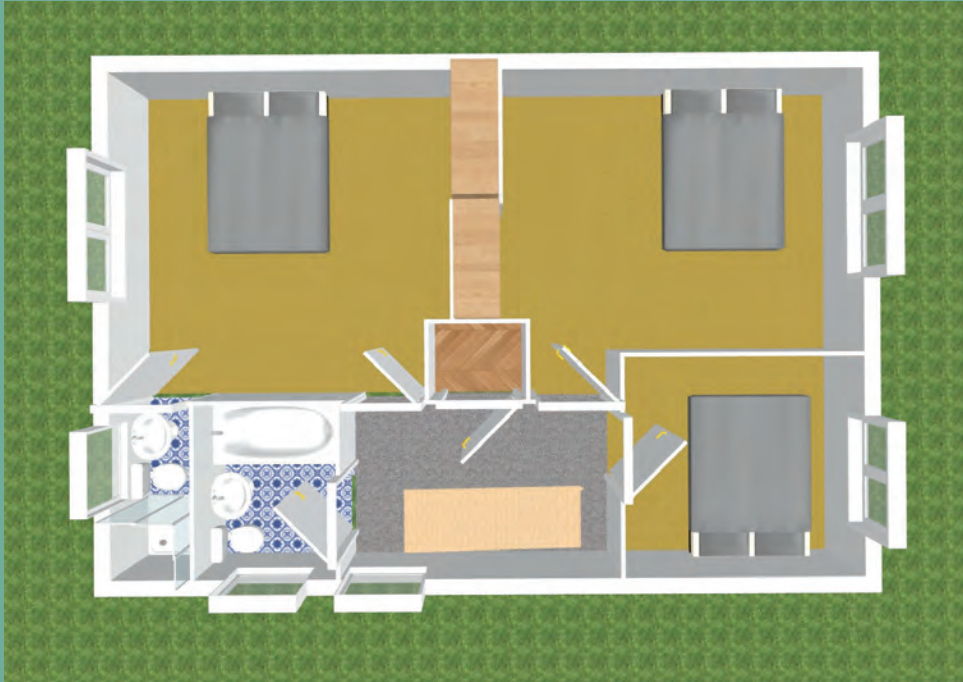
Entrance Driveway:

Lawn area, mature bushes & trees and off-
street parking.



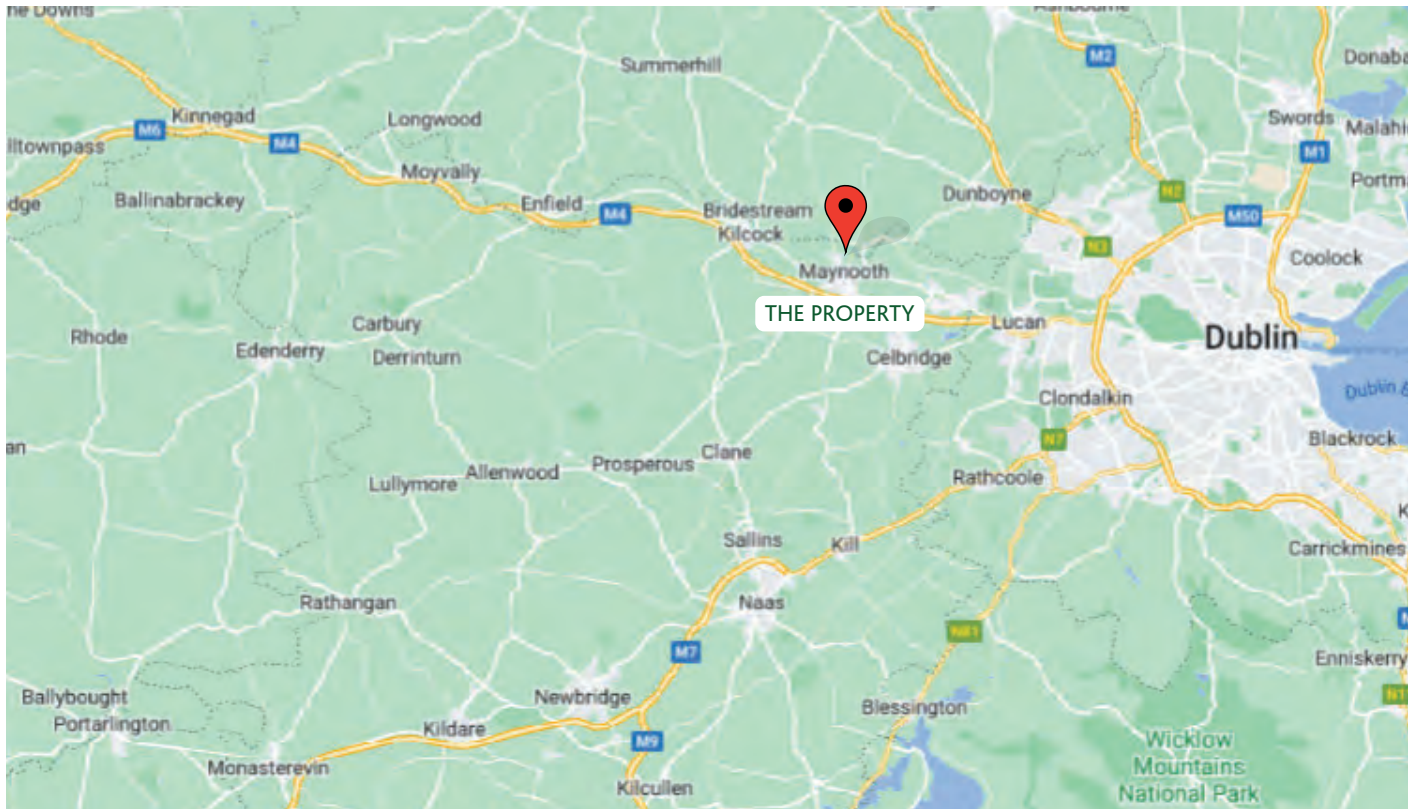
Floor Plans

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Directions

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Directions

W23 A6C3

BER

BER C2

Viewing

By prior appointment at any reasonable hour.

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Contact Information:

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FINANCIAL GROUP

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