

# Residential

**Coonan**  
PROPERTY



## Apt 61 The Walk, Moyglare Hall, Maynooth, Co. Kildare

- Coonan Property presents this superb two-bedroom, B3-rated first floor apartment, ideally located within the highly sought-after Moyglare Hall development
- Accommodation comprises an entrance hallway with storage, an open plan kitchen/dining/living area, two spacious double bedrooms (including master ensuite) and a main bathroom
- A large balcony enjoys a very private outlook overlooking beautifully maintained communal green areas
- Moyglare Hall offers convenient access to Maynooth town centre, Maynooth University, local schools, sports clubs and a wide range of shops including Manor Mills and Carton Retail Park
- Excellent public transport links are nearby, with frequent train and bus services providing easy access to Dublin city centre

2 bedroom first floor  
apartment extending  
to approx. 63 sq.m  
(678 sq.ft)

Guide Price:

**€310,000**

Private Treaty

# Accommodation

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Entrance  
Hallway  
(Including  
Storage Space  
and Hot Press)

**1.8m x 4.7m**

Laminate flooring, hanging pendant light with shade, storage space with fitted shelving and light.

Kitchen/  
Dining/Living  
Area

**5.4m x 4.3m**

Lino flooring, hanging pendant light with shade, roller blinds, integrated hob, oven, washing machine, extractor fan, tiled splash back, access to balcony via glass door, gas boiler and freestanding Bosch fridge freezer.



# Accommodation

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Master  
Bedroom

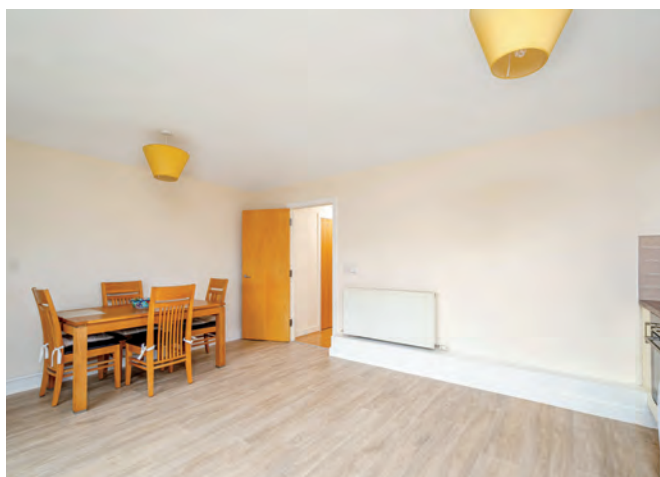
**3.9m x 3.4m**

Carpet flooring, hanging pendant light with shade, roller blinds and fitted wardrobes.

En-suite

**0.8m x 2.3m**

Fully tiled bathroom, w.c., w.h.b., fitted mirror with shaving light, shower cubicle, extractor fan and fitted light.



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**Bedroom 2**      **3.1m x 3.6m**      Laminate flooring, hanging pendant light with shade, roller blinds and fitted wardrobes.

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**Bathroom**      **2.5m x 1.8m**      Fully tiled bathroom, w.c., w.h.b., fitted mirror with shaving light, extractor fan, fitted light and bathtub.



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## **Additional Information:**

Gross internal floor area approx. 62.5 sq.m.

Built in 2008

Communal parking

No onward chain – ready for immediate occupancy

Service charge approx. €1,275

Wired for alarm system

Lift in building

Water pump

East facing balcony

## **Items Included in sale:**

All blinds and light shade, oven, hob, fridge/freezer, dryer, extractor fan and washing machine

## **Services:**

Mains water

Gas fired central heating



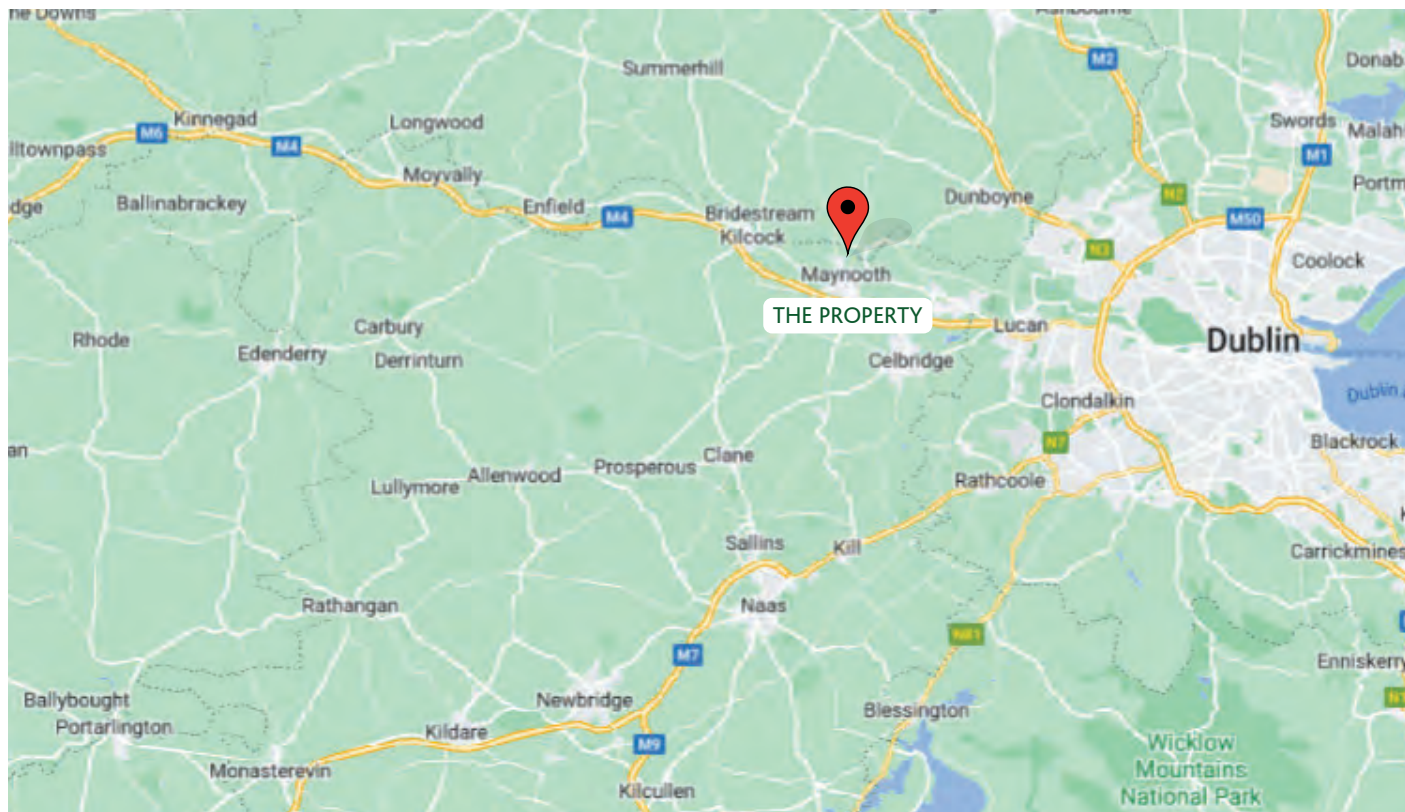
# Floor Plans

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# Directions

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## Directions

W23 DP63

**BER**

**BER B3**

## Viewing

By prior appointment at any reasonable hour.

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