

Residential

Coonan

PROPERTY



27 Meadowbrook Crescent, Maynooth, Co. Kildare

- Coonan Property present this superb three bedroom home with south-facing rear garden, ideally located within walking distance of Maynooth Town Centre and train station
- Accommodation comprises entrance hallway, living room, kitchen/dining area, guest w.c., three bedrooms and family bathroom
- Extensively renovated in 2024 with stylish flooring and décor, internal doors and a modern bathroom suite
- Ideally positioned at the end of a quiet cul-de-sac, offering a peaceful and family-friendly setting
- Generous site with spacious driveway, front lawn and private south-facing rear garden
- Excellent location within walking distance of Maynooth University, Glenroyal Hotel, schools, shops, cafés, restaurants and a host of local amenities
- Excellent transport links with easy access to the M4 motorway together with regular train and bus services to Dublin City Centre

Superb three bedroom
home with south-
facing rear garden

Guide Price:
€455,000

Private Treaty

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Entrance Driveway:

Paved driveway, lawn area, mature hedging, side entrance with timber gate, EV charging point and an outdoor lighting.

Entrance Hallway 1.7m x 5m
(Including Guest W.C.)

Composite front door, laminate flooring, light fitting, storage under stairway.

Guest W.C. 1.7m x 0.8m

Tiled flooring, light fitting, w.c., w.h.b., fitted mirror, roller blinds and window.

Living Room 4.7m x 3.6m

Laminate flooring, roller blinds, coving and open fireplace with marble hearth.

**Kitchen/
Dining Area** 5.5m x 3.2m

Tiled flooring, shaker style floor to wall kitchen cabinets, tiled splashback surround, light fittings, integrated double oven, induction hob, extractor fan, stainless steel sink, Bosch dishwasher, free standing Bosch fridge/freezer, fully plumbed and double French doors leading to rear garden.

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Landing	2.6m x 2.1m	Carpet flooring from stairway to landing, hanging pendant light with shade, roller blinds, access to attic space, hot press with water pump and shelves.
Master Bedroom (Rear)	4.3m x 3.5m	Carpet flooring, hanging pendant light with shade, roller blinds, curtains and fitted wardrobes.
Bedroom 2 (Front)	2.6m x 2.5m	Carpet flooring, hanging pendant light with shade, roller blinds, curtains and fitted wardrobe.
Bedroom 3 (Front)	3.5m x 3.7m	Carpet flooring, hanging pendant light with shade, roller blinds, curtains and fitted wardrobes.
Family Bathroom	12.6m x 1.9m	Fully tiled bathroom, light fitting, w.c., His & Hers sinks with fitted vanity units, fitted mirror with touch light switch, window, bathtub with monsoon shower head, shower screen and a fitted heated vertical towel rail.



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Garden 12.4m x 7m

South facing, lawn area, timber shed, mature trees, patio area, outdoor light and outdoor tap.

Additional Information:

- Gross internal floor area approx. 94.2 sq.m.
- Built in 1992
- Water pump system
- Fully refurbished in 2024 – to include PVC fascias and soffits, all external doors, carpets, laminate flooring, rear garden, family bathroom and guest w.c.
- Gas boiler serviced recently
- New water cylinder

Items Included in sale:

Bosch dishwasher, Bosch freestanding fridge/freezer, double ovens, induction hob, microwave, extractor fan, EV charger, upstairs curtains, blinds and light shades except living room.

Services:

- Mains water
- Gas fired central heating

Garden

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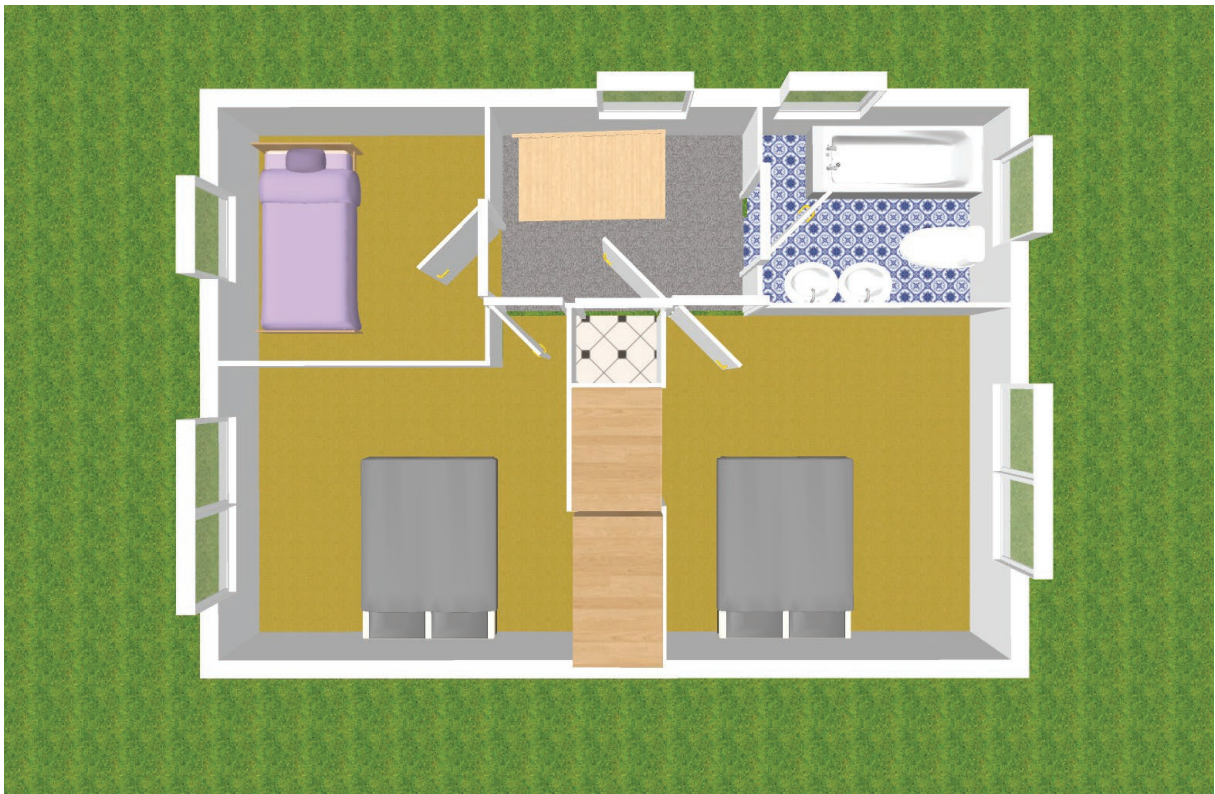


Floor Plans

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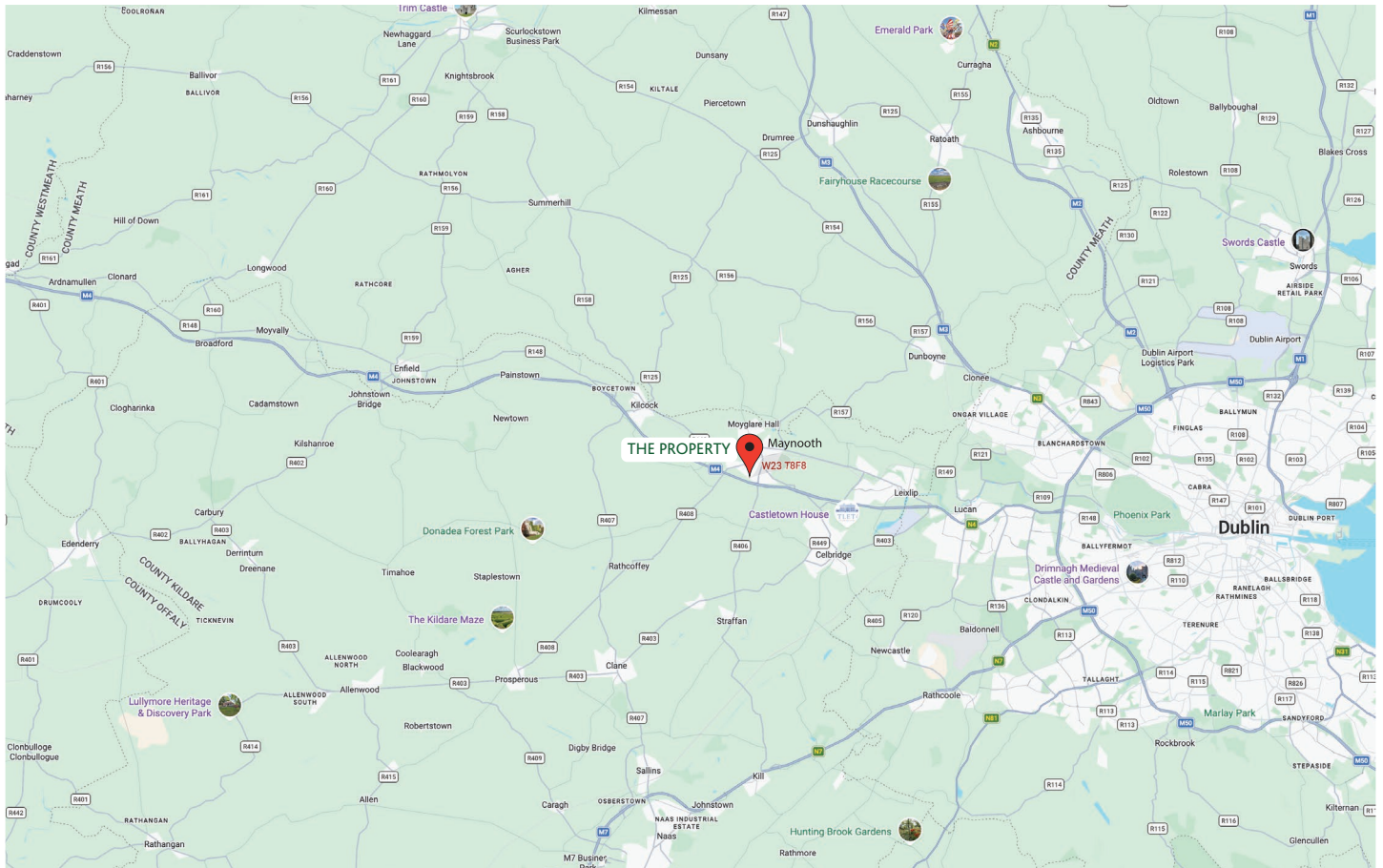
Ground Floor



First Floor

Directions

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Directions

Eircode: W23 T8F8



Viewing

By appointment only



Contact information:

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