Residential

Coonan
PROPERTY



4 Lyreen Avenue, Marivilla, Maynooth, Co. Kildare

- Coonan Property present a spacious and beautifully appointed A rated, 3-bedroom home with garden room, just a short walk from Maynooth town centre
- Accommodation extends to a generous approx. 115 sq.m and comprises main hallway, ground floor w.c., living room, open plan kitchen/dining room, utility room, 3 bedrooms inc. master ensuite and family bathroom
- Built in 2018 to an exceptional standard by Cairn Homes and finished superbly by the current owners with a keen eye for interior décor
- Highly efficient home with energy efficient condensing gas boiler, solar panels, double glazing and high levels of insulation
- Superb garden room, fully wired and ready to go as a home office, gym or extra living space
- Mariavilla is an award-winning development set amidst over 16 acres of landscaped parkland and green spaces along the Lyreen River, within walking distance of Maynooth town centre, Maynooth University and local amenities
- Excellent commuter location with Maynooth Train Station, regular bus services and easy access to the M4 motorway, providing convenient connectivity to Dublin city centre

3 bedroom semi-detached house extending to approx. 115 sq.m (1,238 sq.ft)

Guide Price:

€575,000

Private Treaty

Accommodation

Entrance Hallway	2.6m x 2.3m	Composite front door, laminate flooring, recessed lights, shutter blinds, heating thermostat and wired for alarm.
Guest W.C.	1.5m x 1.5m	Laminate flooring, light fitting, extractor fan, w.c., w.h.b. and heated vertical towel rail.
Living Room	3.8m x 5.9m	Laminate flooring, light fitting, shutter blinds, feature wallpaper wall, double French doors leading to rear garden.







Accommodation

Coonan PROPERTY

Kitchen/ Dining Area	5.9m x 3.4m	Laminate flooring, hanging pendant light, shutter blinds, shaker style floor to wall kitchen cabinets, integrated hob, extractor fan, dishwasher, double ovens, microwave and fridge/freezer.
Utility Room	2.5m x 2.5m	Laminate flooring, hanging pendant light, thermostat, fully plumbed with washing machine included, houses gas boiler and door leading to rear garden.
Landing	3.3m x 3m	Laminate flooring, hanging pedant light, roller blinds, access to attic space via fitted folding ladder, hot-press and storage closet.







Accommodation

Master Bedroom	6m x 3.8m	Laminate flooring, hanging pendant light, shutter blinds, thermostat and fitted wardrobes.
En-suite	2.1m x 1.8m	Fully tiled bathroom, light fitting, extractor fan, w.c., w.h.b. with fitted mirror and shaving light, window, heated vertical towel rail and shower cubicle.
Bedroom 2	3m x 2.6m	Laminate flooring, hanging pendant light and shutter blinds.







Accommodation

Bedroom 3	3.5m x 3.8m	Laminate flooring, hanging pendant light, shutter blinds and fitted wardrobes.
Family Bathroom	0.9m x 1.8m, 2.5m x 2.1m	Fully tiled, light fitting, extrator fan, window, w.c., .w.h.b. with fitted mirror and shaving light, heated vertical towel rail, bathtub and shower cubicle.







Accommodation

Garden	7.5m x 11.8m	North/West facing, stoned paved patio, lawn area, side entrance with timber gate, outdoor tap, outdoor light fitting, outdoor sockets and outdoor tap.
Garden Room	2.9m x 3m	Laminate flooring and fully wited with light and sockets.





Accommodation

Coonan PROPERTY

Additional Information:
Gross internal floor area approx. 115 sq.m
Built in 2018
2 designated parking spots and extra communal spaces
PVC fascias and soffits surround
Attic suitable for conversion

Items Included in sale:
Double oven, microwave, hob, extractor fan, dishwasher, washing machine, blinds, light fittings and fridge/freezer.

Services:
Mains water
Gas fired central heating







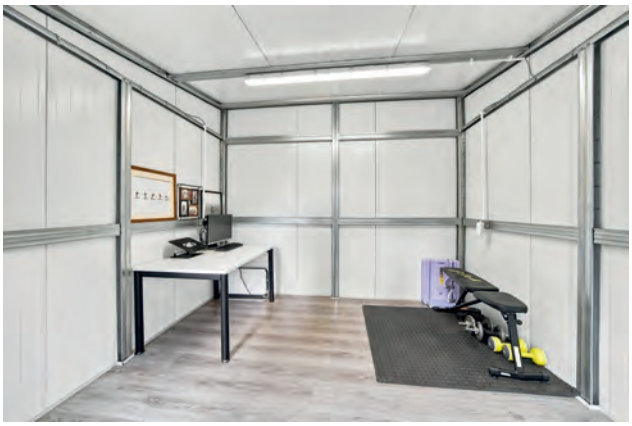


Accommodation

Coonan
PROPERTY



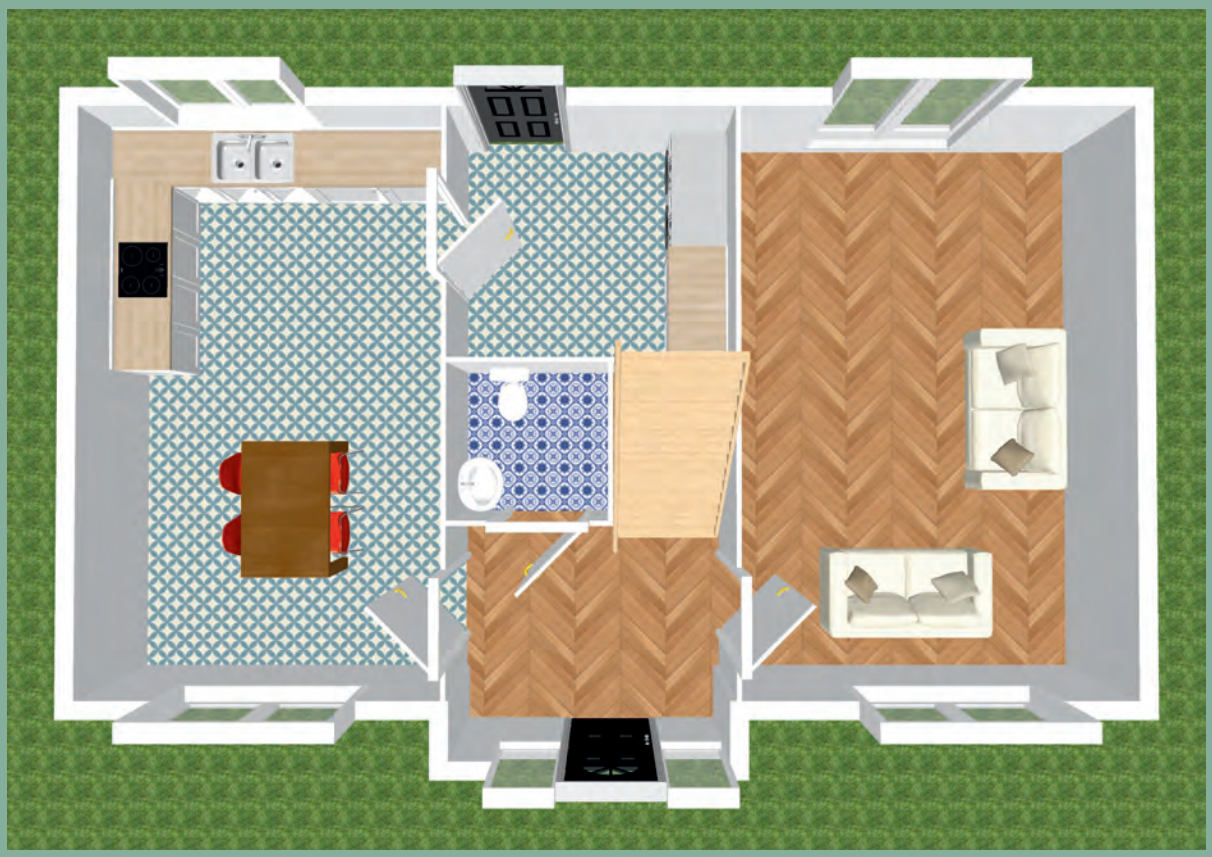




Floor Plans

Coonan
PROPERTY

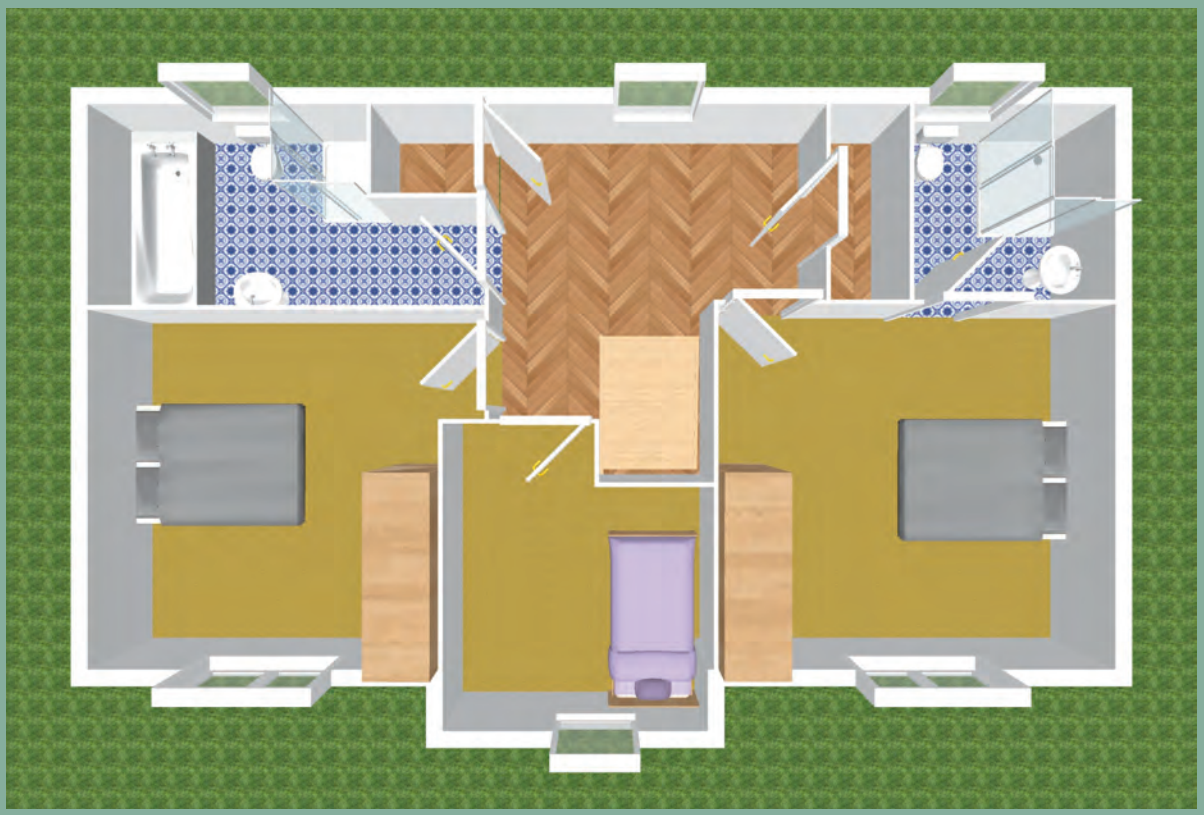
Ground Floor



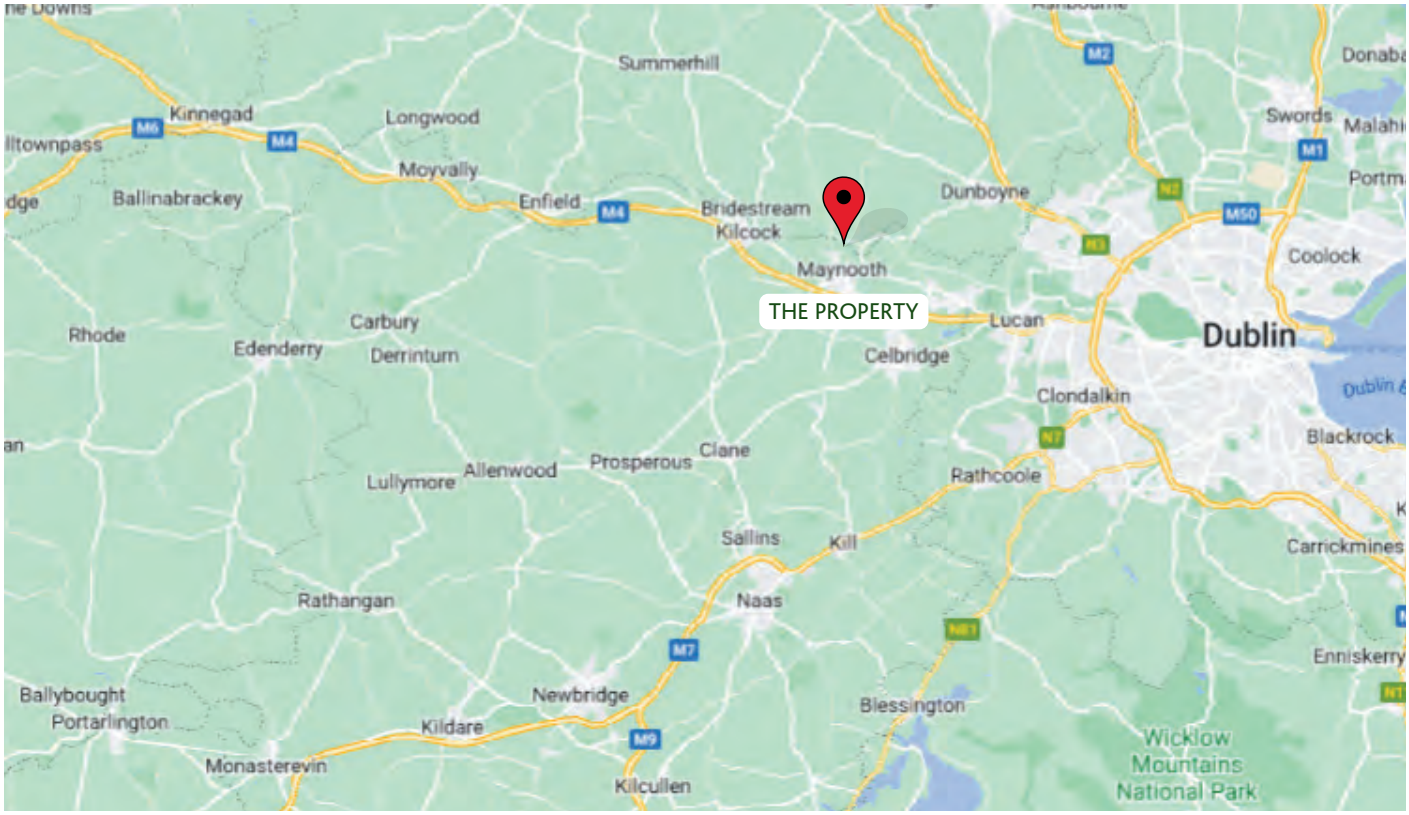
Floor Plans

Coonan
PROPERTY

First Floor



Directions



Directions

W23 WN6V

BER

BER A

Viewing

By prior appointment at any reasonable hour.

Contact Information:
Mick Wright
01 6286128
mickw@coonan.com

PSRA No.: 003764.

The above particulars are issued by Coonan Property on the understanding that all negotiations are conducted through them. Every care is taken in preparing particulars which are issued for guidance only and the firm does not hold themselves responsible for any inaccuracies. All reasonable offers will be submitted to the vendors for consideration but the contents of this brochure shall not be deemed to form the basis of any contract subsequently entered into. The vendor or lessor do not make, give or imply nor is Coonan Property or its staff authorised to make, give or imply any representation or warranty whatsoever in respect of this property.

Coonan Mortgage Group Limited t/a Coonan Financial Group is regulated by the Central Bank of Ireland. Registration No.: 431200

For all your mortgage needs contact:
Dermot Horan / Romana Anca
01 505 2718
admin@coonanmortgage.com