



177 Kingsbry, Maynooth, Co. Kildare

- Coonan Property introduce this well-presented three-bedroom home, ideally located in the popular Kingsbry development, just a short walk from Maynooth Town Centre.
- Bright and well-proportioned accommodation comprises entrance hallway, living room, kitchen/dining area, family bathroom and three spacious bedrooms.
- Tastefully updated in recent years with new laminate flooring, panelled feature walls and modern décor throughout, creating a home ready for immediate occupation.
- Within walking distance of Maynooth University, the Business Campus, excellent schools, shops, cafés, restaurants and a wide range of local amenities.
- Excellent transport links nearby, with Maynooth Train Station, regular bus services and convenient access to the M4 (Junction 7), making Dublin and surrounding areas easily accessible.
- An ideal home for first-time buyers, young families or investors seeking a quality property in one of Kildare's most sought-after locations.

**3 bedroom semi-detached house
extending to approx.
84 sq.m (904 sq.ft)**

Guide Price:

€425,000

Private Treaty

Accommodation

Coonan
PROPERTY

Entrance
Hallway
(Including
Storm Porch)

3.9m x 1.9m

Laminate flooring, recessed lights, half panelled walls, alarm panel, radiator cover and storage under stairway.

Living Room

3.2m x 4.4m

Laminate flooring, hanging pendant light with shade, roller blinds, solid fuel stove with granite hearth and surround, with dimmable light switch.



Accommodation

Coonan
PROPERTY

Kitchen/ Dining Area

5.2m x 4.1m

Tiled flooring, recessed lights, shaker style floor to wall cabinets, integrated fridge/freezer, oven, hob, extractor fan, thermostat, tiled splashback, stainless steel sink and door leading to rear garden.

Landing

3m x 1.9m

Carpet runner from stairway to landing, hanging pendant light with shade, access to attic via Stira folding ladder, hot press with shelving and half panelled walls.



Accommodation

Coonan
PROPERTY

Master
Bedroom
(Rear)

3.9m x 3.2m

Laminate flooring, hanging pendant light, panelled wall, roller blinds, fitted wardrobes with sliding doors and fitted mirrors.

Bedroom 2
(Front)

3.2m x 4m

T&G flooring, hanging pendant light, curtains, roller blinds, fitted wardrobes and fitted mirror.



Accommodation

Coonan
PROPERTY

**Bedroom 3
(Front)**

2.3m x 2.7m

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

**Family
Bathroom**

1.9m x 1.9m

Fully tiled, light fitting, w.c., w.h.b. with vanity unit, fitted mirror, bathtub with shower screen and Triton shower system, fitted heated vertical towel rail and window.

Garden

10.3m x 6.4m

Patio area, raised flower beds, outdoor tap, side gate, lawn area and block built shed with plumbing and electrics.



Accommodation

Coonan
PROPERTY

Additional Information:

Gross internal floor area approx. 84.2 sq.m.

Oil burner replaced a year prior

Block shed 6.1 sq.m.

Renovations done in 2024 include: laminate flooring, all ceilings replastered, skimmed and painted, attic fully insulated, recessed lights, chrome switches and pug fittings, panelled walls and plumbed block shed.

Items Included in sale:

Oven, hob, extractor fan, fridge-freezer, curtains, blinds and light shades.

Services:

Mains water

Oil fired central heating

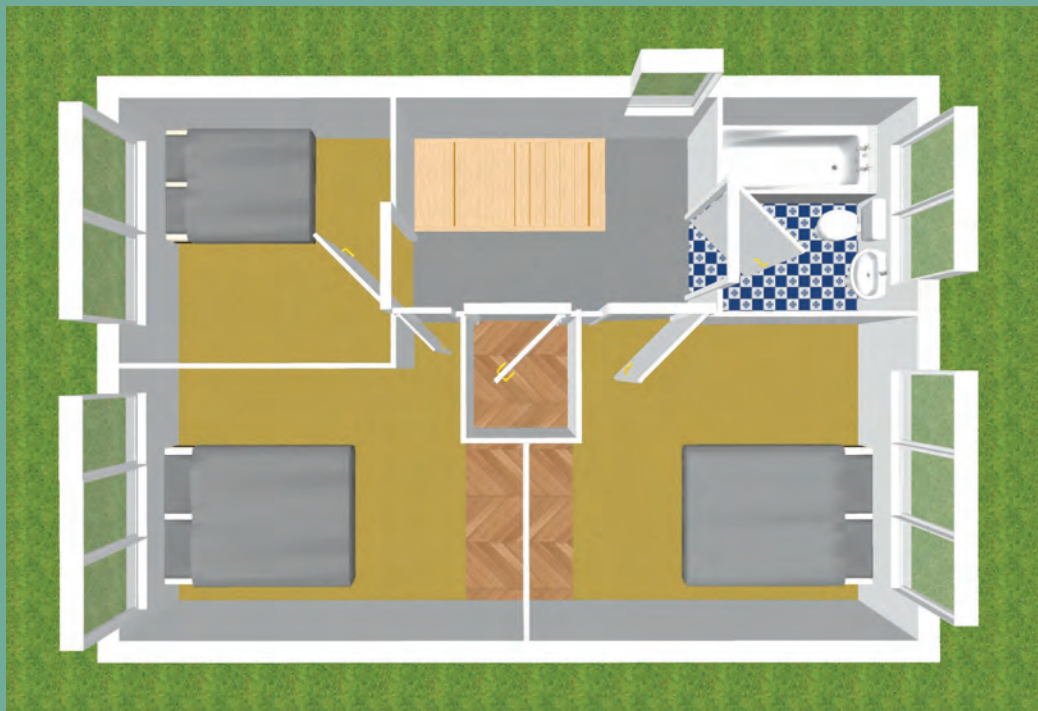
Entrance Driveway:

Lawn area, space for 2 cars, storm porch, light fitting and lino flooring.



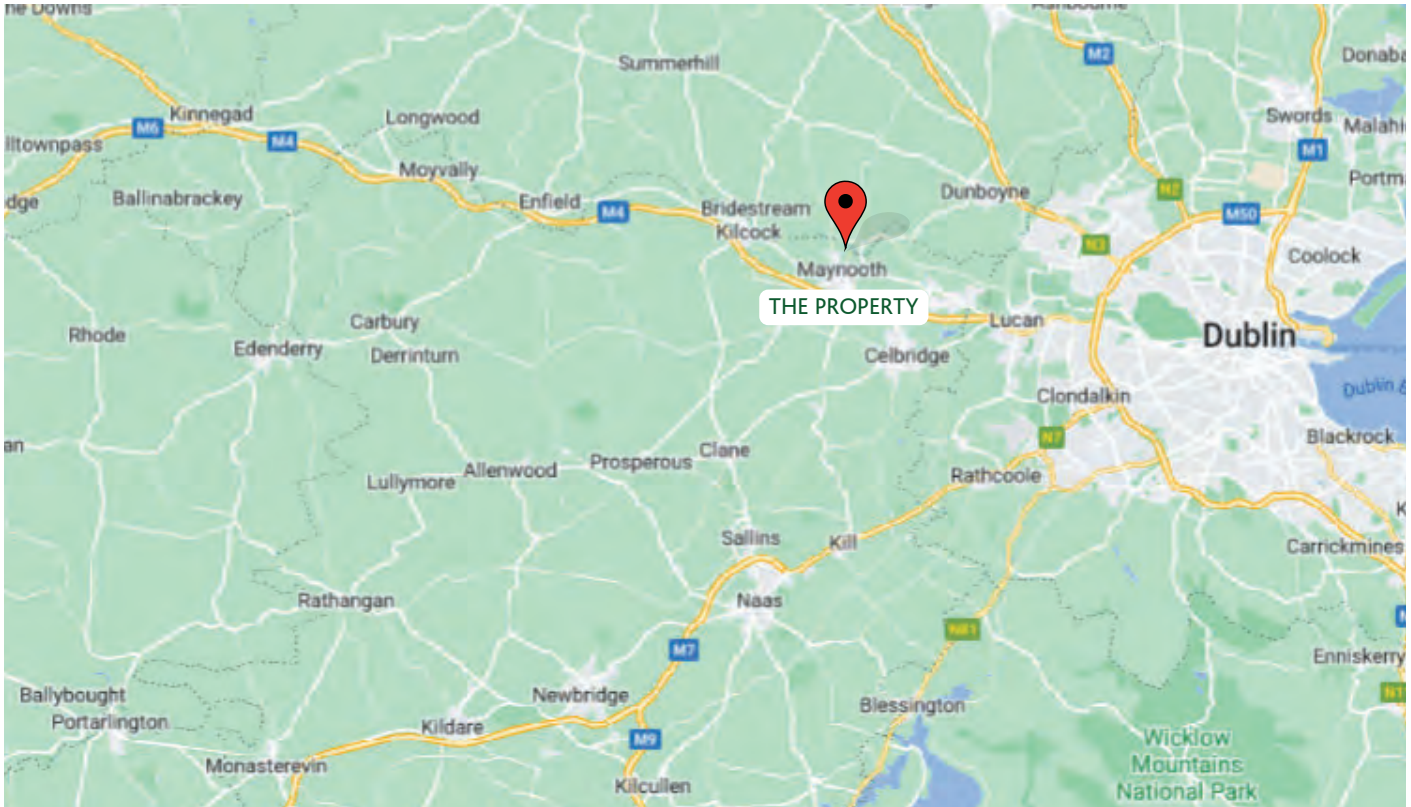
Floor Plans

Coonan
PROPERTY



Directions

Coonan
PROPERTY



Directions

W23 T2V6

BER

BER C

Viewing

By prior appointment at any reasonable hour.

Coonan
PROPERTY

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
FINANCIAL GROUP

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

coonan.com