

Residential

Coonan
PROPERTY



Crinstown, Maynooth, Co. Kildare

- Four-bedroom detached dormer bungalow with a B energy rating, extending to approximately 159 sq. m., complemented by a detached block-built garage
- Well-proportioned accommodation comprises an entrance hallway, guest WC, living room, home office/playroom, extended open-plan kitchen/dining and lounge area, utility room, four bedrooms (including a principal en-suite), and family bathroom
- Substantial block-built garage to rear, wired, offering excellent storage or workshop potential
- Private rear garden, seating/BBQ area beneath a glass Perspex canopy, raised beds and tarmacadam yard
- Just minutes from the vibrant university town of Maynooth, offering an excellent selection of shops, cafés, restaurants, supermarkets, and highly regarded primary and secondary schools
- Superb commuter location with a bus stop on the doorstep, Maynooth Railway Station just minutes away, and convenient access to the M4 motorway for easy travel to Dublin and beyond

**4 bedroom detached
dormer bungalow
extending to approx.
159 sq.m (1,711 sq.ft)**

**Guide Price:
€695,000**

Private Treaty

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Entrance
Hallway

2.00m x 9.00m

Tiled flooring with hardwood staircase to the first floor, generous proportions providing access to principal reception rooms.

Guest W.C.

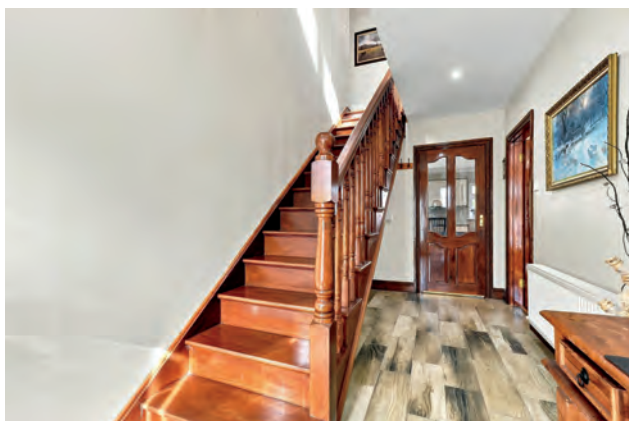
1.27m x 2.00m

W.c., w.h.b. and towel radiator, tiled flooring with semi-tiled walls.

Living Room

4.67m x 4.91m

Coving with feature fireplace with marble surround, double doors leading through to the open-plan kitchen and lounge area.



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Home Office/
Playroom

2.80m x 3.16m

Tiled flooring with access to the entrance hallway, currently used as a home office/playroom.

Kitchen/
Lounge
(open-plan)

4.80m x 8.30m

Feature pellet burner set within a brick surround, tiled flooring with coving and downlights throughout. Fully fitted kitchen with additional cabinet units, soft close drawers, tiled splashback, built-in oven and grill, and French doors leading out to the rear garden.



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Utility Room 1.86m x 3.20m

Tiled flooring with recessed space for an American style fridge freezer, plumbed for washing machine, additional kitchen cabinet units and worktop area, and fuse box. Door leading out to the rear with block-built storage shed to side.

Landing 1.10m x 7.50m

Semi-solid flooring, providing access to all first-floor bedrooms and family bathroom.



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**Master
Bedroom**

4.73m x 4.48m

Fitted sliding robes with semi-solid flooring.

En-suite

1.66m x 2.34m

Corner Triton shower, w.c., w.h.b. with integrated cabinet, and Velux window.

Bedroom 2

2.89m x 3.10m

Semi-solid flooring with feature window.



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Bedroom 3 3.11m x 3.53m

Additional sockets and feature window, semi-solid flooring throughout.

Bedroom 4 3.10m x 4.31m

Semi-solid flooring with additional sockets, TV point and hotpress.

Family Bathroom 3.38m x 2.32m

Tiled flooring with tiled walls throughout, corner bath unit, corner shower with Triton electric shower, w.c., w.h.b. with integrated vanity cabinet and mirror, shaving light, towel radiator and feature window.



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Garden

Rear garden with pergola & bbq area, tarmacadam yard with raised beds, edging and sleepers and side entrance housing an enclosed oil boiler and oil tank.

Block Built Garage

11m x 6.60m

Wired.



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Additional Information:

Gross internal floor area approx. 159 sq m
Built in 2002
Fully alarmed
External power points
Tap

Entrance Driveway:

Tarmacadam driveway with double cast iron gated entrance, pebble dash pillars and caps, and lawn to the front.

Items Included in sale:

Fixtures, fittings, window dressings,
dishwasher, oven & hob.

Services:

Mains water
Oil fire central heating
Bio cycle



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