

Residential

Coonan
PROPERTY



7 Newtown Court, Maynooth, Co. Kildare

- Coonan Property presents this three-bedroom, dormer bungalow, located in Newtown Court and walking distance to Maynooth Town Centre
- Accommodation comprises of entrance hallway, living room, kitchen/dining area, guest w.c., family bathroom three large bedroom with ensuite in master bedroom
- Extending to approximately 90.7 sq.m (976 sq.ft), the property is positioned in a quiet cul-de-sac and benefits from a ground-floor bedroom, offering added flexibility
- Prime location within walking distance of Maynooth University, town centre, shops, cafés, restaurants, pubs and excellent sporting amenities
- Excellent transport links with regular train and bus services nearby, plus easy access to the M4 and M50 motorways

**3 bedroom bungalow
house extending to
approx. 91 sq.m
(976 sq.ft)**

**Guide Price:
€415,000**

Private Treaty

Accommodation

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Entrance
Hallway
(Including W.C)

1.9m x 5.5m

Carpet flooring, light shade, coving and storage under stairway.

Guest W.C.

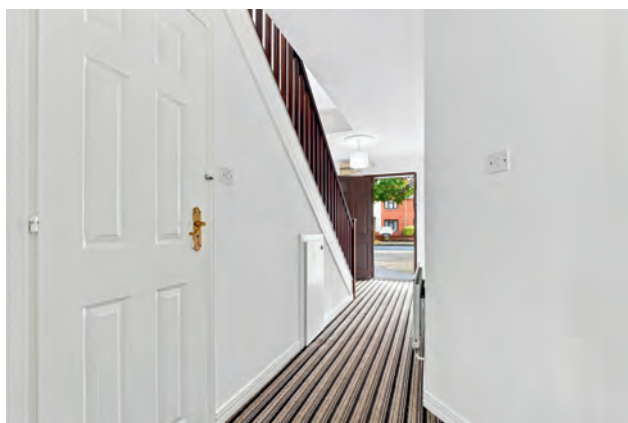
0.8m x 1.8m

Floor covering, light fitting, window, w.c., w.h.b. with tiled splashback and fitted mirror.

Living Room

3.8m x 4.8m

Carpet flooring, coving, fitted mirror, hanging pendant light with shade, open fire place with granite hearth and wooden surround.



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**Kitchen/
Dining Area**

3.2m x 4.8m

Tiled flooring, coving, hanging pendant light with shade, shaker style floor to wall kitchen cabinets, integrated oven, hob, extractor fan, stainless steel sink, freestanding fridge/freezer, fully plumbed with washing machine and tiled splashback.

Landing

1.3m x 2.8m

Carpet flooring from stairway up to landing, access to attic space, hanging pendant light and hot press with shelving.

**Master
Bedroom
(Front)**

3.7m x 3.9m

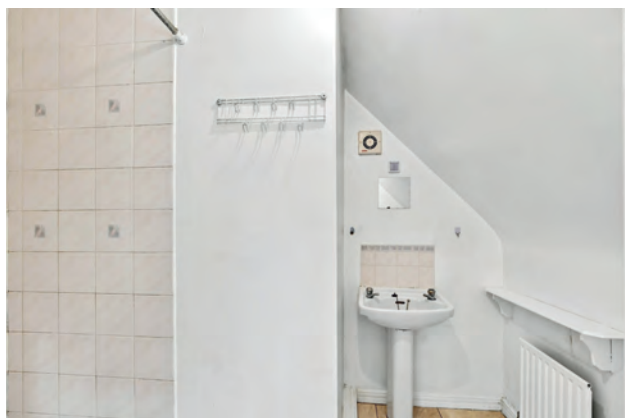
Carpet flooring, hanging pendant light with shade, eaves storage, fitted wardrobes with desk and mirror.



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En-suite	1.8m x 1.1m + 2.3m x 0.7m	Tiled flooring, light fitting, w.c., w.h.b. with tiled splashback, extractor fan and shower cubicle with tiled surround.
Bedroom 2 (Rear)	3.6m x 3.7m	Carpet flooring, light fitting, Velux window, eaves storage, fitted wardrobe, desk and mirror.
Bedroom 3 (Downstairs)	2.5m x 3.7m	Carpet flooring and light shade.



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Family
Bathroom

2m x 2.2m

Floor covering, light fitting, Velux window, w.c., w.h.b. with tiled splashback and bathtub.

Garden

Lawn area, side entrance with fence surround.



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Additional Information:

Gross internal floor area approx. 90.7 sq.m.

Built in 1991

Rear garden aspect North West – afternoon & evening sunshine

Front driveway and lawn – ample parking for 2 cars with potential for more

Items Included in sale:

Fridge freezer, oven, hob, washing machine and all light fittings and shades.

Services:

Mains water

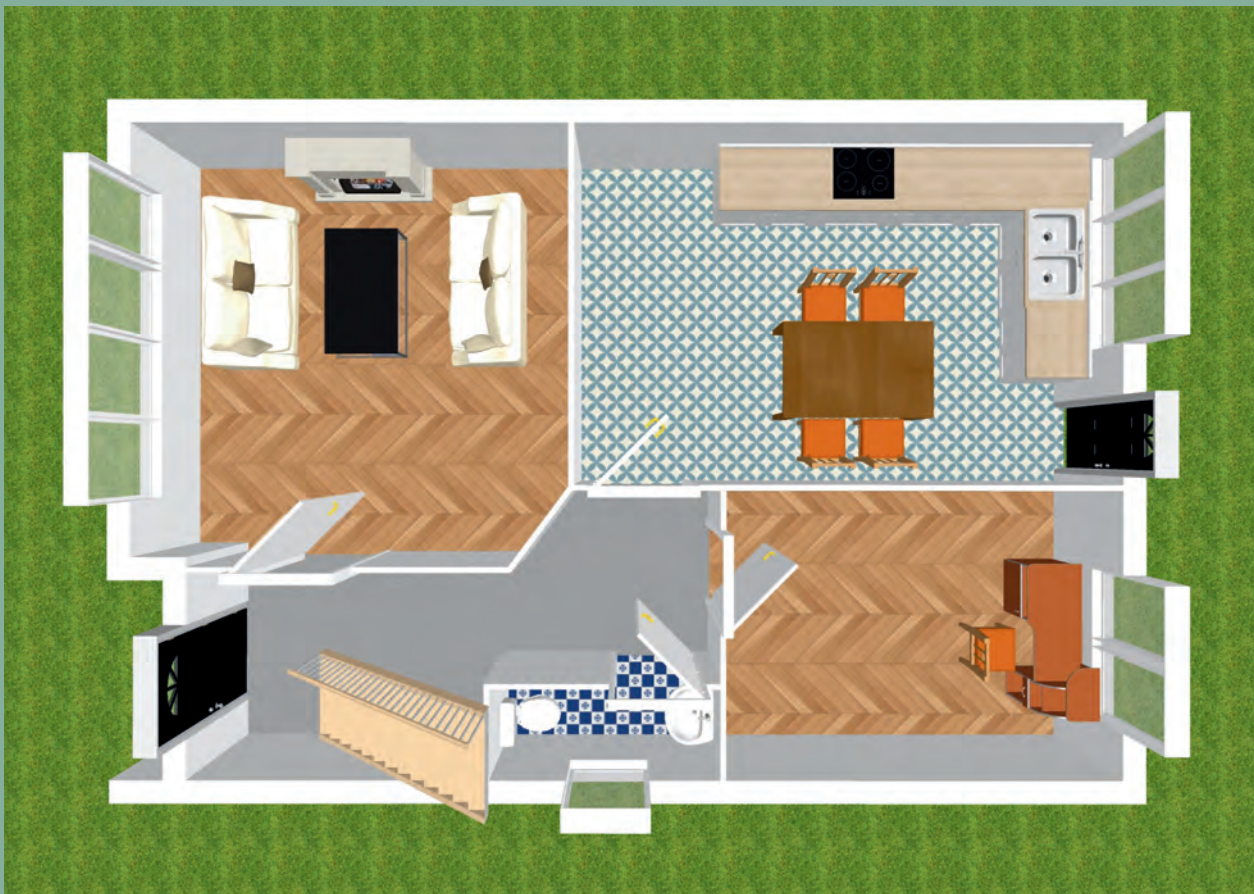
Oil fired central heating



Floor Plans

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Ground Floor



Floor Plans

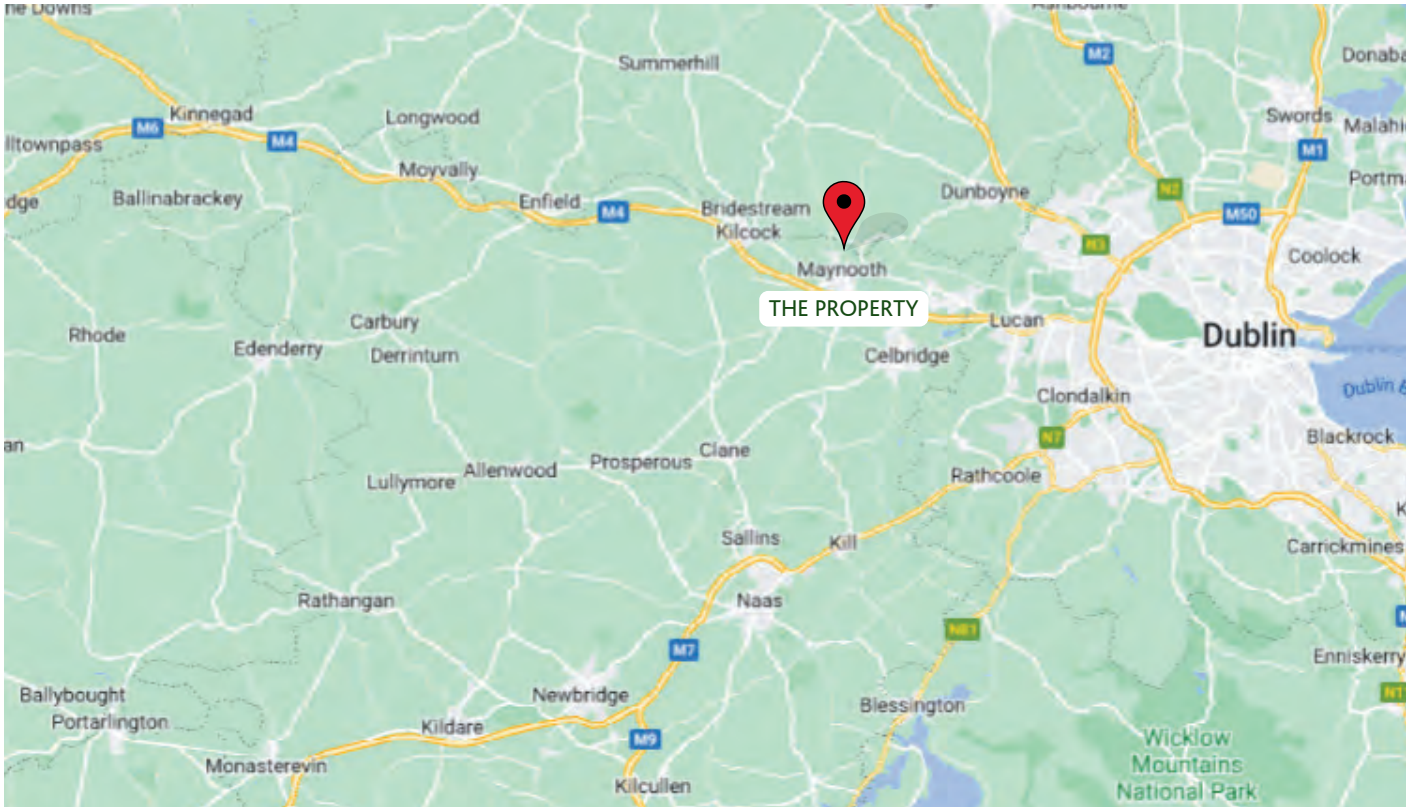
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First Floor



Directions

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Directions

W23 E7F9

BER

BER D

Viewing

By prior appointment at any reasonable hour.

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Contact Information:

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