Residential

Coonan
PROPERTY



Apt 16 Harbour View, Maynooth, Co. Kildare

- Coonan Property present this exceptional two-bedroom top-floor apartment, ideally positioned within a gated development in the heart of Maynooth, just a short stroll from the University and train station
- Well-proportioned accommodation comprises entrance hallway, bright open-plan kitchen/dining/living area, two generous bedrooms and main bathroom
- Presented in excellent condition throughout, offering a superb turnkey opportunity
- Recently renovated with upgrades including fitted wardrobes, water pump system and new electric heating system
- An ideal purchase for first-time buyers, downsizers or investors seeking a quality property in one of Ireland's most desirable university towns
- Superbly located just a five-minute walk from Maynooth University, train station, bus stops, shops, cafés, restaurants and a host of local amenities
- Excellent connectivity with convenient access to the M4 motorway, M50, Dublin City Centre and Dublin Airport

2 bedroom top-floor apartment extending to approx. 62 sq.m (667 sq.ft)

Guide Price:

€295,000

Private Treaty

Accommodation

Entrance Hallway (Including hot press)	**3.3m x 1.9m**	Laminate flooring, coving, new electric heaters, hanging pendant light, hot press with shelving and water pump.
Living/ Dining Area	**5.1m x 3m**	Laminate flooring, light fitting, coving, feature fireplace and new electric heater.







Accommodation

Kitchen	2.8m x 2m	Tiled flooring, light fitting, coving, shaker style floor to wall kitchen cabinets, stainless steel sink, integrated oven, hob, extractor fan, free standing fridge/freezer, dishwasher, fully plumbed with washing machine and tiled splashback surround.
Master Bedroom	2.7m x 4m	Carpet flooring, hanging pendant light, coving and new fitted wardrobes.







Accommodation

Bedroom	**2 2.5m x 3.9m**	Carpet flooring, hanging pendant light and new fitted wardrobe.
Family Bathroom	**1.7m x 1.8m**	Tiled flooring, light fitting, extractor fan, coving, w.c, w.h.b. with a tiled splashback, fitted mirror and shaving light, bath with tiled surround and showerscreen.







Accommodation

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Additional Information:
Gross internal floor area approx. 62 sq.m
Built in 1996
Top floor apartment
Lift in building
Communal parking
Private gated access
Management fees approx. €1,500
New Water pump system
New electric radiators in hallway and living/dining area
New fitted wardrobes

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

Services:
Mains water
Electric storage heaters







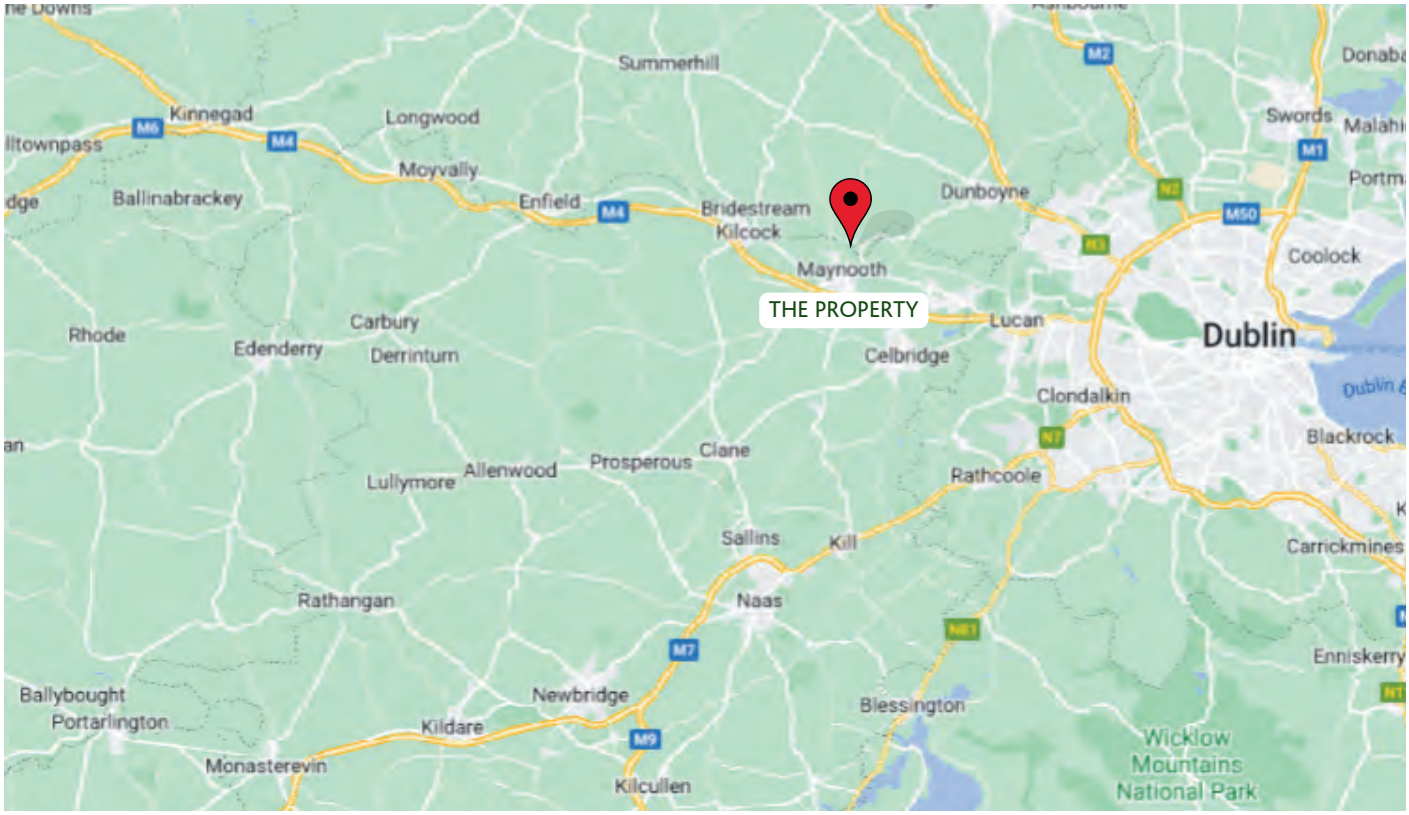


Floor Plans

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Directions



Directions

W23 X799

BER

BER D1

Viewing

By prior appointment at any reasonable hour.

Contact Information:
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