



12 The Close, Moyglare Hall, Maynooth, Co. Kildare

- Coonan Property presents this impressive five-bedroom family home extending to approximately 180 sq.m, occupying a generous corner site with a detached gym room and a private south-facing rear garden
- Beautifully presented throughout, the accommodation comprises entrance hall, living room, open-plan kitchen/dining/family area, utility room, guest WC, five bedrooms (including a master ensuite) and a family bathroom
- Detached gym building extending to approximately 58 sq.m with full planning permission, currently arranged as three rooms including a fitted kitchen and shower room, offering exceptional flexibility for a home office, gym, guest accommodation or a variety of other uses
- Outstanding south-facing rear garden featuring a covered outdoor dining area, patio, manicured lawn and mature hedging, creating a private and tranquil outdoor space
- Occupying a large corner site at the end of a quiet cul-de-sac, enjoying excellent privacy and attractive views across the surrounding countryside
- Ideally positioned within the highly sought-after Moyglare Hall development, just a short walk from Maynooth town centre, Maynooth University, excellent primary and secondary schools, shops, cafés, restaurants and a wide range of sporting and leisure amenities
- Excellent transport links include regular rail and bus services to Dublin, together with convenient access to the M4 and M50, making commuting straightforward

**5 bedroom semi-detached house
extending to approx.
180 sq.m (1,938 sq.ft)**

**Guide Price:
€795,000**

Private Treaty

Accommodation

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Entrance
Hallway

**2m x 4m,
2.4m x 1.9m**

Tiled flooring, fitted light, coving, alarm panel, storage under stairway, thermostat and double French doors leading into living room.

Guset W.C.

1.4m x 1.5m

Fully tiled, light fitting, w.c., w.h.b., fitted mirror, extractor fan and a hanging pendant light with shade.

Living Room

3.9m x 6.1m

Carpet flooring, feature fireplace with black marble surround and gas fire insert, light fitting, coving, triple glazed windows and curtains.



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Kitchen/ Dining Area

6.1m x 7.1m

Tiled flooring, recessed lights, blinds, two Velux windows, shaker style floor to wall cabinets, integrated oven, gas hob, extractor fan, Neff dishwasher, fridge/freezer, stainless steel sink, tiled splashback, breakfast bar with wooden worktop and dimmable light switch.

Utility Room

1.4m x 1.4m

Tiled flooring, fitted light, shelving, fully plumbed and worktop.



Accommodation

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Landing

**3.1m x 2m,
2.1m x 3.2**

Carpet flooring from stairway to landing, hanging pendant light with shade, thermostat, hot press with fitted shelving.

Master Bedroom

6.9m x 3.7m

Second Floor.
Carpet flooring, hanging pendant light with shade, two Velux windows, triple glazed windows, access to attic space and fitted wardrobes.



Accommodation

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En-suite **2.3m x 1.9m** Fully tiled, w.c., w.h.b. with vanity unit, fitted light, extractor fan, heated vertical towel rail, shower cubicle with electric Triton system and monsoon shower head.

Bedroom 2 (Front) **2.8m x 3m** Carpet flooring, hanging pendant light with shade, fitted wardrobe, triple glazed windows and curtains.

Bedroom 3 (Front) **3.2m x 4.3m** Carpet flooring, hanging pendant light with shade, triple glazed windows, curtains, fitted wardrobes and desk.



Accommodation

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En-suite

1.2m x 2.6m

Lino flooring, fitted light, tiled surround, w.c., w.h.b., window, curtains, shower cubicle with shower screen.

Bedroom 4
(Rear)

3.1m x 3.2m

Carpet flooring, hanging pendant light with shade, fitted curtains, blinds and wardrobe.

Bedroom 5
(Rear)

2.8m x 2.9m

Carpet flooring, hanging pendant light with shade, fitted curtains, blinds and wardrobe.



Accommodation

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Landing 2
(Including
Storage)

4.5m x 2.3m

Carpet from stairway to landing and a hanging pendant light with shade.

Family
Bathroom

1.7m x 2.9m

Fully tiled, fitted light, window, blinds, w.c., w.h.b., fitted shaving light and bathtub.

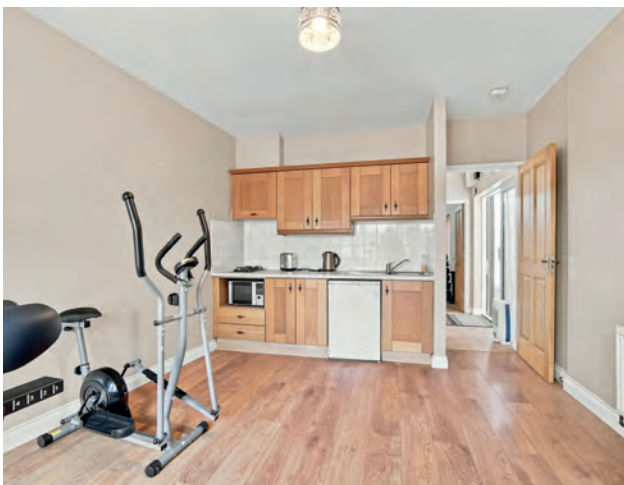
Garden

South facing, lawn area, granite patio, large pergola with timber panelled walls, outdoor light and a block built storage shed.



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Additional Information:

Gross internal floor area approx. 180 sq.m.
Built c.2005

Gym internal floor approx. 58.06 sq.m.

Not over looked from rear

Renovations done in 2020

South facing rear garden

Side entrance with gate

End of cul-de-sac location

Just a short walk to new primary and post primary schools

Maynooth GAA within walking distance

Items Included in sale:

Oven, gas hob, under counter fridge, fridge/freezer, extractor fan, all light shade and blinds, Neff dishwasher, pergola and alarm system.

Services:

Mains water

Gas fired central heating

Entrance Driveway:

Cobble lock drive way with parking for 2-3 cars and flower beds with mature plants and trees.



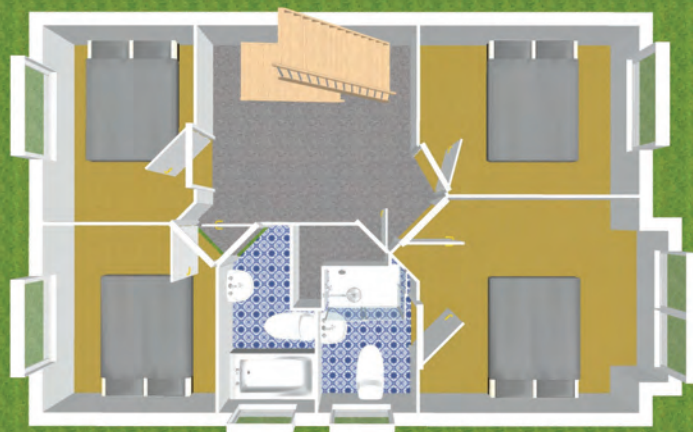
Accommodation

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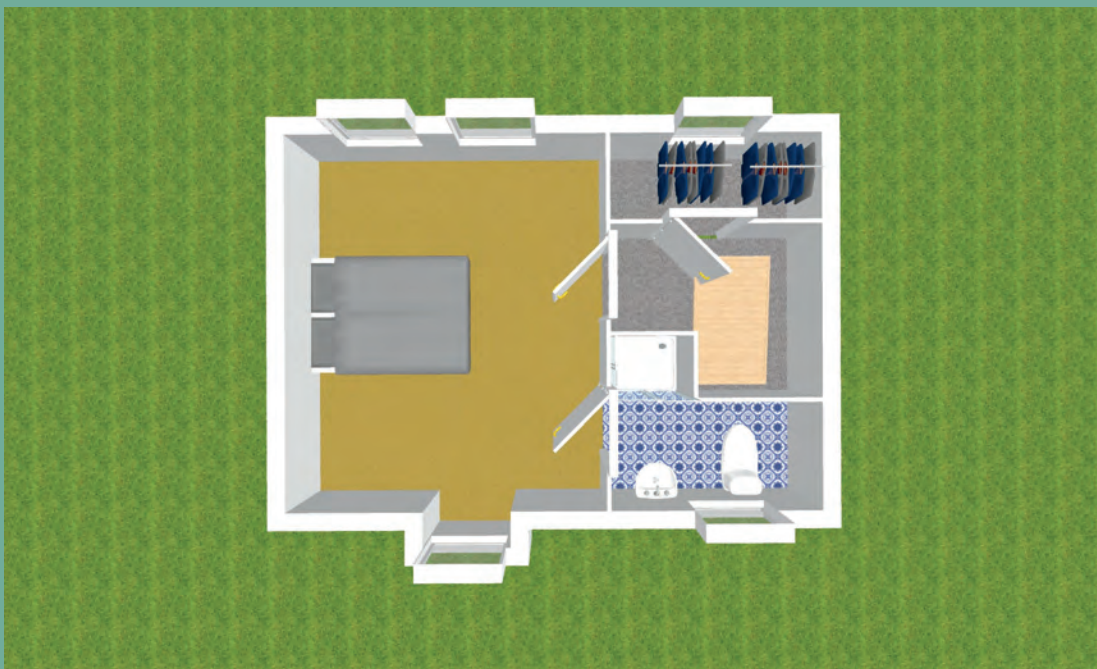
Floor Plans

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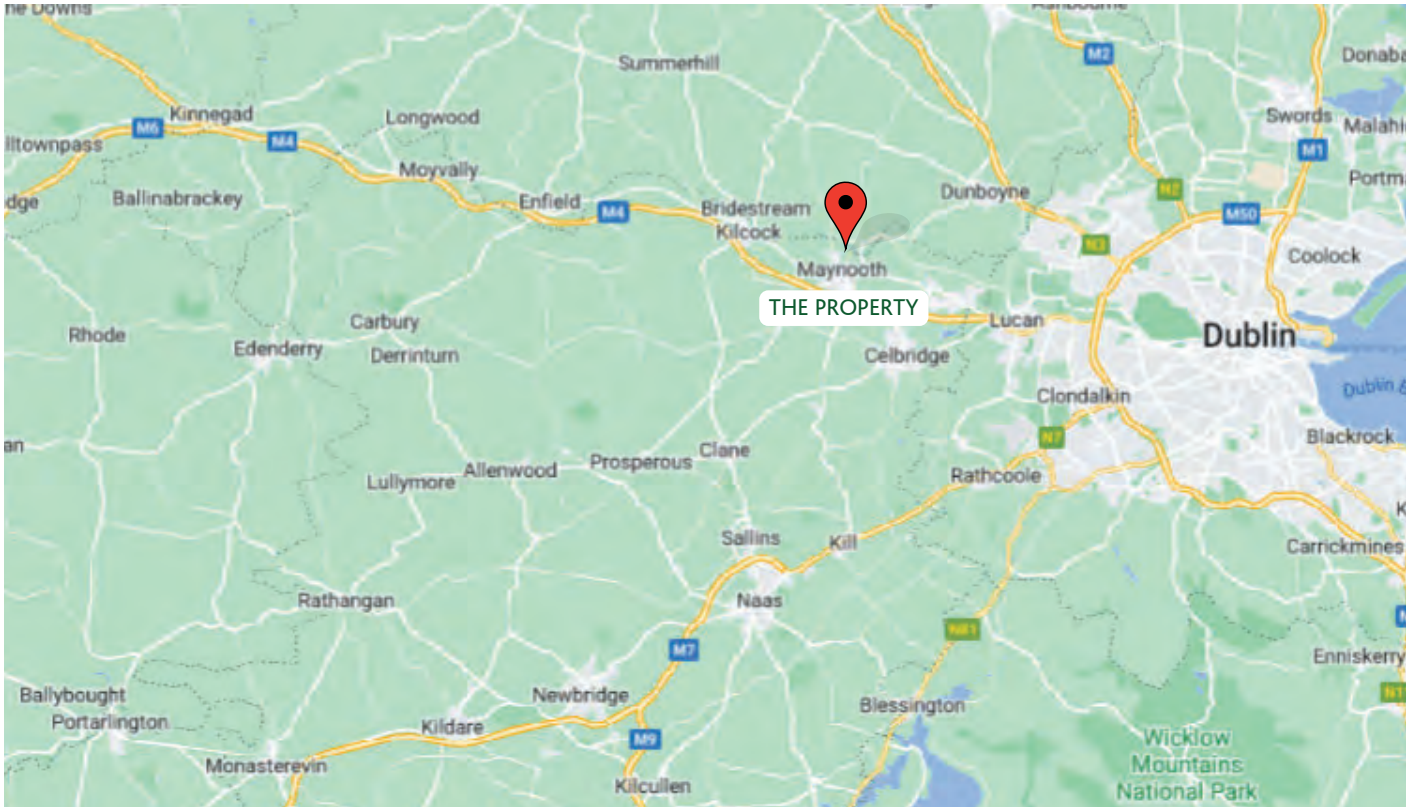
Floor Plans

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Directions

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Directions

W23 K7P4

BER

TBC

Viewing

By prior appointment at any reasonable hour.

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Contact Information:

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