

Residential

Coonan
PROPERTY



12 Meadowbrook Court, Maynooth, Co. Kildare

- Coonan Property presents this well-maintained three-bedroom home, ideally located within walking distance of Maynooth town centre and train station
- Accommodation comprises entrance hallway, living room, kitchen/dining area, three bedrooms including a master ensuite, and a family bathroom
- Positioned at the end of a quiet cul-de-sac, providing a safe and family-friendly setting
- Generous site with a spacious driveway, front lawn and private rear garden
- Excellent location within walking distance of Maynooth University, Glenroyal Hotel, schools, shops, cafés, restaurants and a host of local amenities
- Easy access to the M4 motorway together with regular train and bus services, making commuting to Dublin hassle free

**3 bedroom semi-detached house
extending to approx.
91 sq.m (980 sq.ft)**

**Guide Price:
€445,000**

Private Treaty

Accommodation

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Entrance
Hallway
(Including
Guest W.C.)

5.2m x 1.8m

Laminate flooring, coving, hanging pendant light with shade and storage under stairway.

Guest W.C.

1.9m x 0.9m

Lino flooring, fitted light, window, w.c., w.h.b., and wallpaper on walls.

Living Room

3.7m x 5m

Carpet flooring, coving, hanging pendant light with shade, fitted curtains, open fire place with marble hearth and wooden surround and double French doors leading to kitchen/dining area.



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Kitchen/ Dining Area

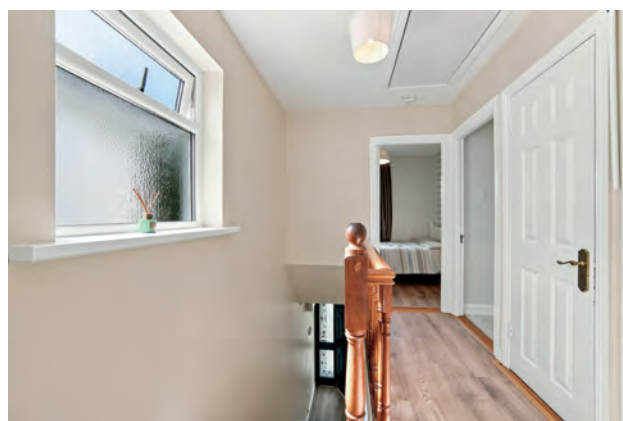
5.6m x 3.2m

Tiling and laminate flooring, coving, hanging pendant light with shade, floor to wall kitchen cabinets, integrated oven, hob, extractor fan, breakfast bar, fully plumbed, freestanding fridge/freezer, dishwasher and glass sliding door leading to rear garden.

Landing

2.7m x 2.1m

Carpet flooring on stairway, laminate flooring on landing, access to attic space via fitted folding ladder, hot press with shelving.



Accommodation



Master Bedroom

3.5m x 4.7m

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

En-suite

2.1m x 2.3m

Lino flooring, fitted light, window, extractor fan, w.c., w.h.b. with vanity unit, fitted mirror with shaving light, fitted heated vertical towel rail, shower cubicle with tiled surround and Triton shower system.

Bedroom 2 (Front)

2.4m x 2.6m

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



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**Bedroom 3
(Front)**

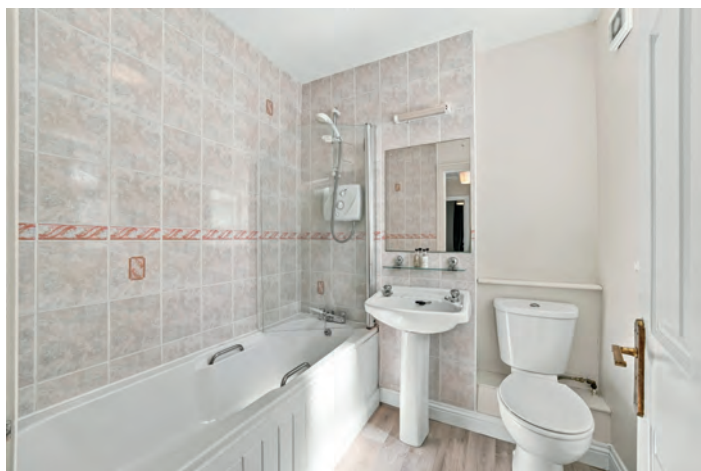
3.5m x 3.8m

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

**Family
Bathroom**

2.1m x 1.9m

Lino flooring, window, extractor fan, w.c., w.h.b., fitted mirror with shaving light, fitted heated vertical towel rail, bath with shower screen, tiled surround and Triton shower system.



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Additional Information:

Gross internal floor area approx. 90.8sq.m.
Built circa mid 1990's
Not overlooked from rear
Garden is approx. 87 sq.m.
Side entrance with gate
Rear garden bounded by a block wall
External power for potential shed

Items Included in sale:

Integrated oven, hob, extractor fan, freestanding fridge/freezer, dishwasher, curtains and light fittings.

Services:

Mains water
Oil fired central heating

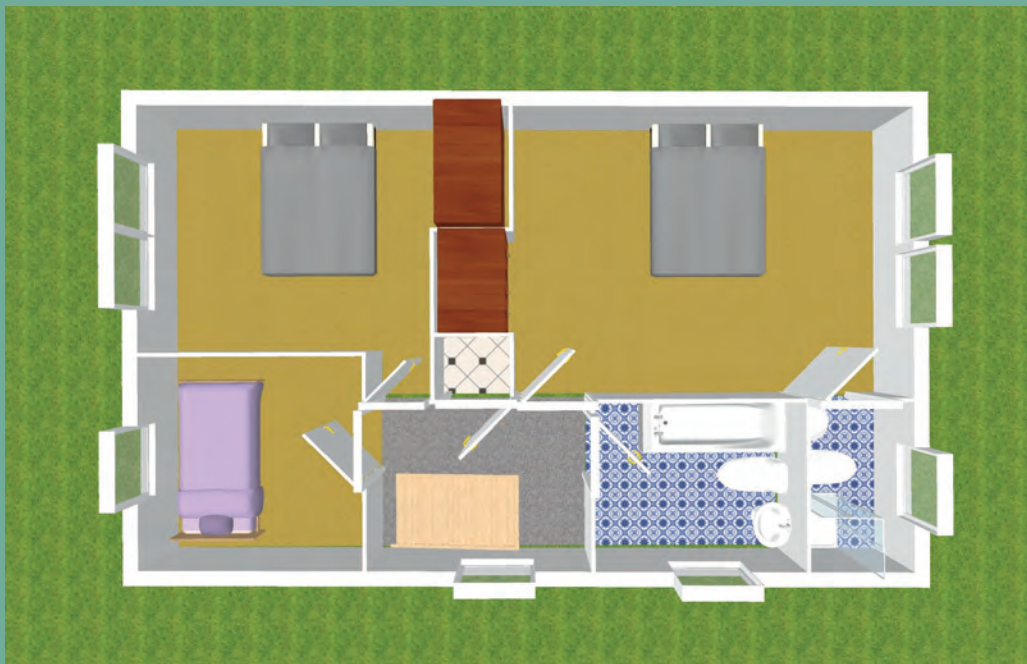
Entrance Driveway:

Parking for 2 cars with lawn.



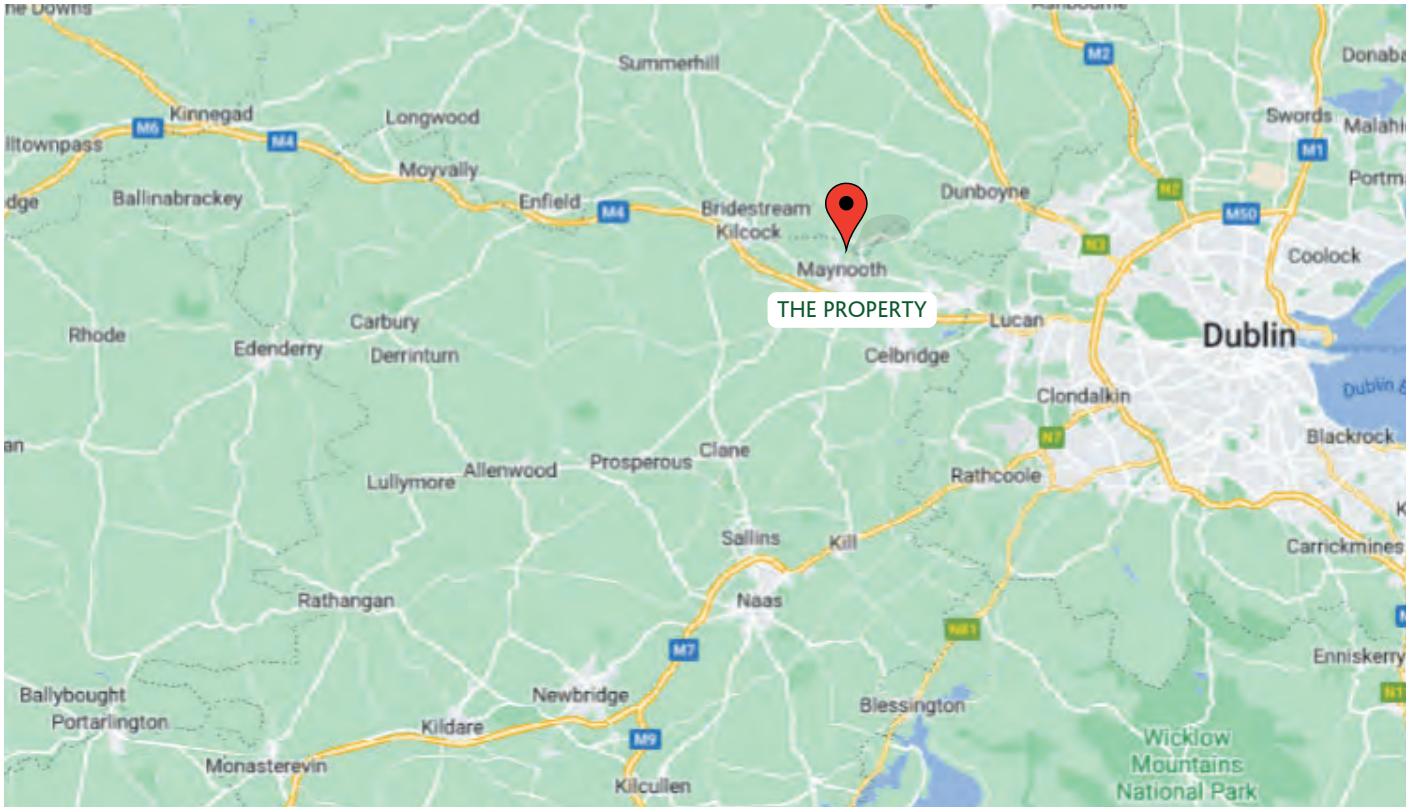
Floor Plans

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Directions

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Directions

W23 A5X2

BER

BER C

Viewing

By prior appointment at any reasonable hour.

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Contact Information:

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