

Residential

Coonan
PROPERTY



205 Griffin Rath Hall, Maynooth, Co. Kildare

- Coonan Property present this spacious and beautifully presented B rated, two-bedroom ground floor apartment, ideally positioned just a short stroll from Maynooth Town Centre
- Well-proportioned accommodation comprises entrance hallway with storage, bright open plan kitchen/dining/living area, utility room, two generous bedrooms and main bathroom
- Presented in excellent condition throughout, offering a turnkey opportunity.
- Benefiting from own-door access together with direct rear access to a private terrace overlooking well maintained communal gardens
- An ideal purchase for first-time buyers, those looking to downsize or investors seeking a quality property in one of Ireland's most desirable university towns
- Superbly located within walking distance of Maynooth University, excellent primary and secondary schools, train station, bus services, shops, cafés, restaurants and the full range of amenities Maynooth has to offer
- Excellent connectivity with convenient access to the M4 motorway and a short commute to the M50, Dublin City Centre and Dublin Airport

**2 bedroom ground
floor apartment
extending to approx.
66 sq.m (710 sq.ft)**

Guide Price:

€295,000

Private Treaty

Accommodation

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Entrance
Hallway

2.8m x 5.6m

Laminate flooring, fitted spotlights, venetian blinds, additional storage space, alarm panel, radiator cover, thermostat and hot press.

Living/
Dining Area

5.4m x 3.6m

Laminate flooring, light fitting, roller blinds, double doors leading to rear communal area, gas boiler, open fire place with black marble hearth and wooden surround.



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Kitchen

2.5m x 2.8m

Laminate flooring, fitted light, tiled splashback, fully plumbed, shaker style floor to wall cabinets, integrated oven, hob, extractor fan and a freestanding fridge/freezer.

Utility Room

0.9m x 1.5m

Laminate flooring, hanging pendant light, fully plumbed with shelving.

Master Bedroom (Front)

2.8m x 4m

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



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Bedroom 2
(Back)

2m x 4m

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

Family
Bathroom

2.6m x 1.7m

Tiled flooring, semi tiled walls, fitted light, extractor fan, w.c., w.h.b. with vanity unit and bathtub with shower screen.



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Additional Information:

Gross internal floor area approx. 66 sq.m.

Built in 2006

Water pump

Boiler serviced annually

Alarm system

Communal rear garden

Management Fee : tbc

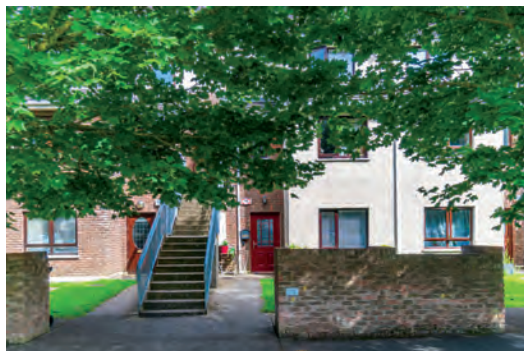
Items Included in sale:

Oven, hob, extractor fan, light shade, blinds,
free standing fridge/fridge and radiator
cover.

Services:

Mains water

Gas fired central heating



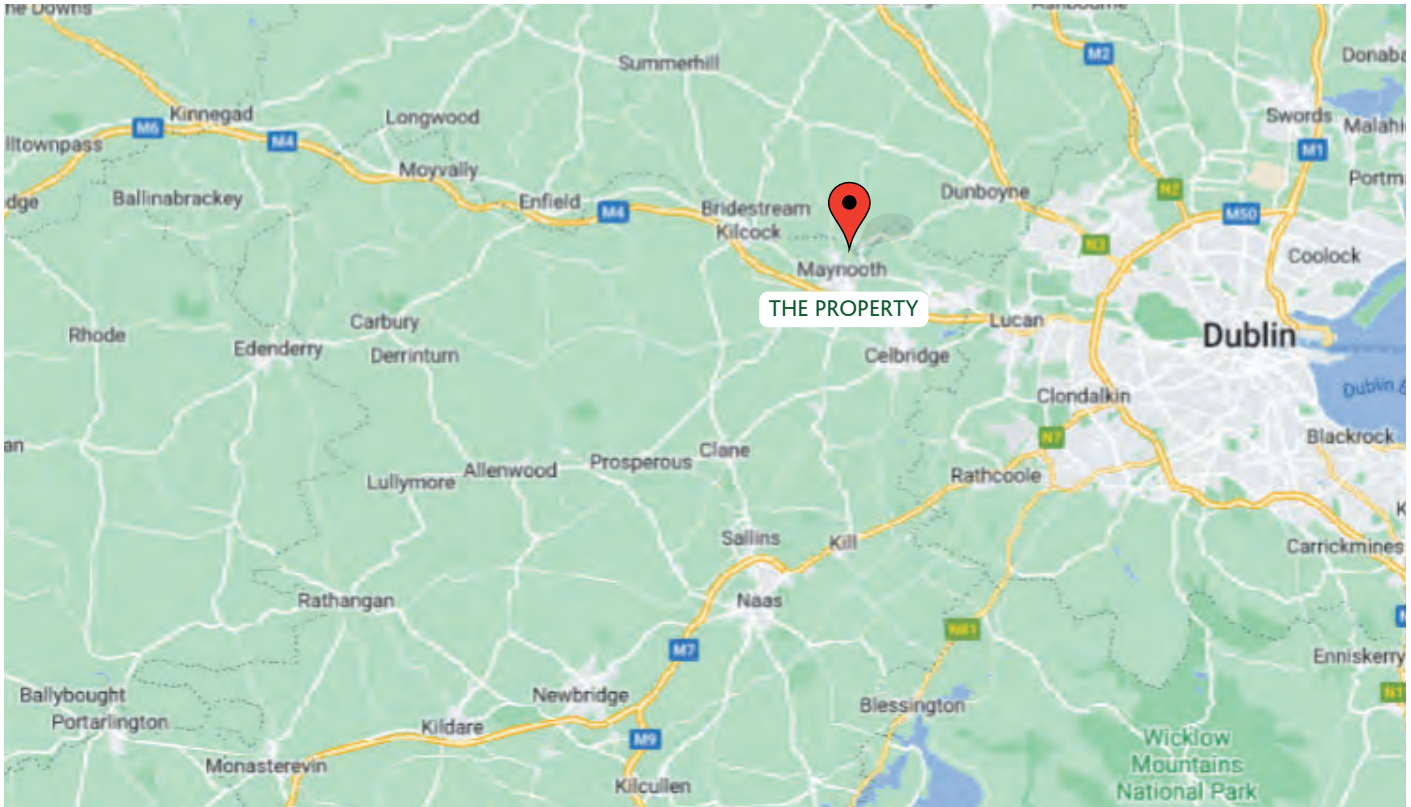
Floor Plans

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Directions

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Directions

W23 NE49

BER

BER B

Viewing

By prior appointment at any reasonable hour.

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Contact Information:

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