

Residential

Coonan
PROPERTY



25 Griffin Rath Manor, Maynooth, Co. Kildare

- Beautifully presented six bedroom detached family home extending 275sq.m (2960sq. ft)
- Approached by cobble lock drive, overlooking a large green, this B1 residence is finished to an exceptional standard with bespoke kitchen, fixtures and fittings
- Property comprises of main entrance hallway, guest toilet, kitchen/dining room, utility/washroom, sitting room, playroom, six bedrooms with two en-suites, walk in wardrobe and family bathroom
- Griffin Rath Manor is one of Maynooth's most sought after developments, known for its convenience to all local amenities, schools, restaurants, bars, shops and a wide variety of leisure pursuits including golfing, football, tennis, horse riding, fishing and canal walks
- Connectivity to the M4 Motorway, Maynooth Train Station, Dublin Bus Routes are within minutes to Griffin Rath Manor

6 bedroom
Detached
approx. 275sq.m
(2960sq. ft)

Guide Price:

€775,000

Private Treaty

Accommodation



GROUND FLOOR:

Entrance Hallway	2.27m x 5.35m	Floor tiles, under stair storage, radiator cover, coving, architraves and alarm panel.
Guest Toilet	1.44m x 1.49m	Tiled floor, wood panelled walls, feature wallpaper, Imperial w.c. and w.h.b., coving and light fitting.
Play Room	4m x 4.64m	Engineered oak casa floor (Grande collection), coving, double sliding doors leading to living room and kitchen.



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Sitting Room

4.69m x 4.14m

Awash with natural light from Bay window, engineered oak flooring, down lights, coving, cornicing, radiator cover, cast iron fireplace with marble surround, t.v. point, Bespoke hand crafted integrated wall units.



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Kitchen/Dining Area (4.5m x 6.3m)
(7.4m x 2.81m)
3.24m x 4.16m

Bespoke Newcastle fully fitted kitchen with Millars silestone worktop, recently repainted inframe. Siemens electric double oven, Siemens induction hob, extractor fan, integrated Siemens dishwasher, recessed lights, hand crafted integrated window seat, ample dining area and an access door leading to outside.

Utility/Washroom 5.31m x 2.95m

Tiled flooring, additional wall and floor units with worktop, plumbed with LG washing machine, Siemens dryer, heating controls and light fittings.



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Landing	5.67m x 1.17m	Carpet, light fitting and hot-press.
Master Bedroom	4.44m x 4.81m	Engineered oak floor, bay window with hand crafted window seat with fitted drawers, coving and recessed lights.
Walk in Wardrobe	3.28m x 2.66m	Oak floor, downlights, coving, railed, shelved and fitted drawers.
En-suite	1.99m x 1.56m	Fully tiled, double shower tray with glass frame, power shower with recess shelving, Vileroy and Bock w.c. and w.h.b., heated towel radiator, fitted mirror and extractor fan.



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Bedroom 2	4m x 3.45m	Laminate floor, built in wardrobes, feature wallpaper wall, coving and light fitting.
Bedroom 3	3.75m x 3m	Laminate floor, built in wardrobes, coving and light fitting.
Bedroom 4	3.5m x 3.7m	Fitted wardrobes, Laminate floor, coving and light fitting.
Bathroom	3.44m x 1.9m	Marble tiled flooring and partial wall tile, traditional freestanding bath with chrome feet, feature wallpaper, double shower tray with power shower, Imperial w.c. and w.h.b., heated towel rail, mirror, extractor fan, coving and light fitting.



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2nd Floor:

Landing	1.64m x 2.52m	Velux window, access to eaves storage and light fittings.
Bedroom 5	3m x 3.9m	Laminate floor, Velux window, recessed lights and access to eaves storage.
Ensuite	3.44m x 1.9m	Fully tiled, quadrant shower tray, power shower, w.c., w.h.b. and light fitting.
Bedroom 6	2.66m x 5m	Laminate floor, two velux windows, t.v. points, recessed lights and access to eaves storage.



Floor Plans

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Garage

2.42m x 3.43m

Insulated, fully wired, fully plumbed, tiled flooring and light fittings. border edging.

Garden

Professionally landscaped low maintenance garden with artificial grass, patio area, cobble lock, loose stone chippings with a cut stone border edging.

Additional Information:

Outdoor hot and cold tap
Solar panels
Electric car charger
Outdoor Sockets
West facing rear garden
Two large side entrances
PVC fascia soffits gutters
External hardwood windows and doors
Cobble lock drive

Services:

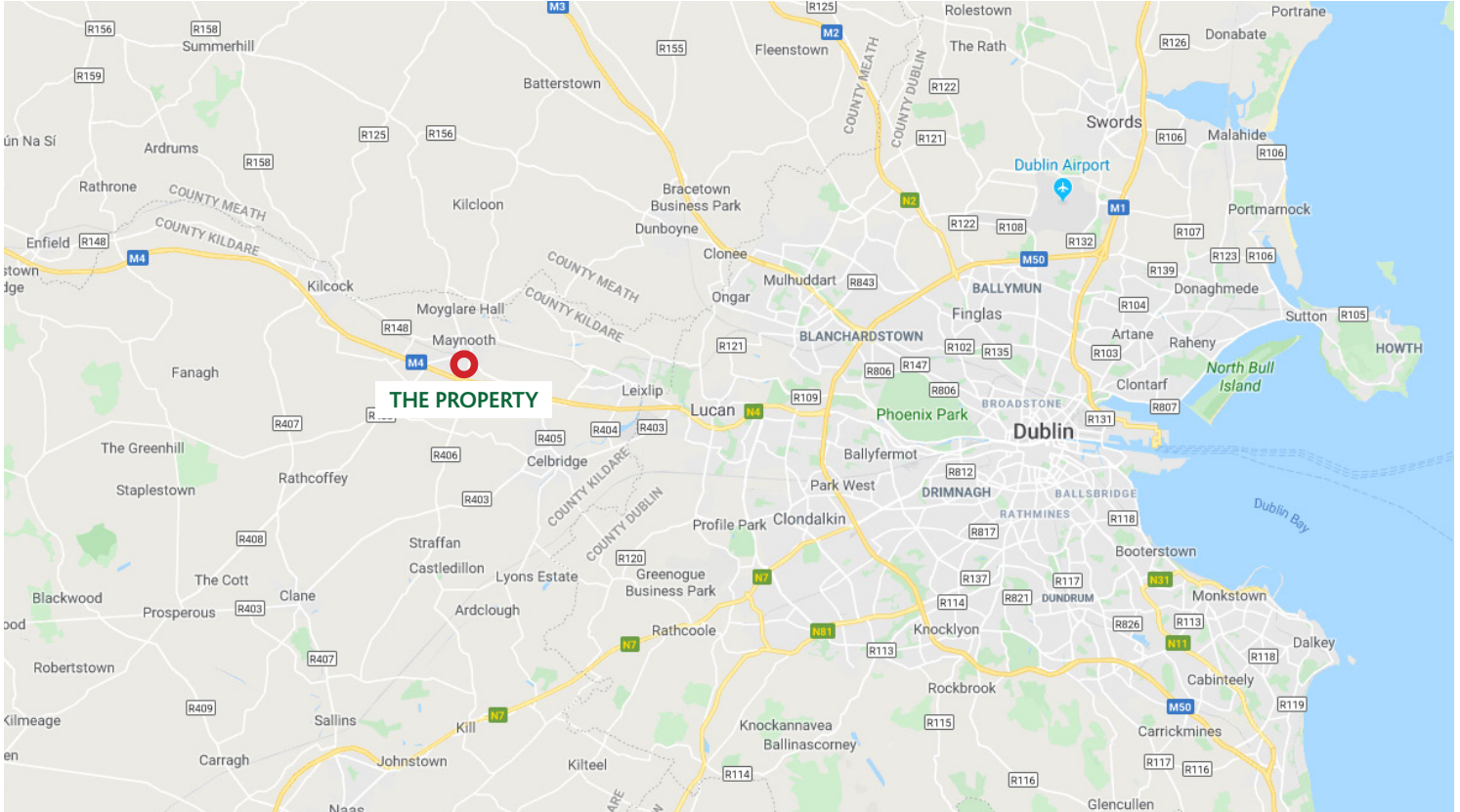
Mains water
Mains sewerage
Gas

Items Included in sale:

Siemens oven, Siemens induction hob, extractor fan, integrated dishwasher, LG washing machine, Siemens dryer and some light fittings.

Directions

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Directions:

Eircode
W23 X7K6

VIEWING

By prior appointment at any reasonable hour.

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Contact Information:

Sales Person
Jill Wright
01 6286128

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