



For Sale *By Private Treaty*

4 Brookfield Avenue
Maynooth
Co. Kildare
W23 X7D7

3 Bedroom | 2 Bathroom | Semi detached | c 90 sq.m

Guide Price: €285,000



Description

RAY COOKE AUCTIONEERS are delighted to present this fine three-bedroom semi-detached property located in Brookfield Avenue which is arguably one of Maynooth's most sought after developments. Brookfield Avenue is located in the very popular town centre, and is surrounded by a host of local amenities, including many bars restaurants and shops. The popular development finds itself within arm's reach of Maynooth train station and the N4 both of which allowing direct access to Dublin. Bright and spacious interior living accommodation of c. 90 sqm comprises of entrance hallway, living room, kitchen/dining area, three bedrooms (one ensuite) and a main family bathroom. To the rear you have a lovely low maintenance garden and to the front you have off street parking, you are also not over looked to the front. No. 4 comes to the market in need of some renovations and modernisation throughout but with generous room proportions, gas fired central heating and massive room for improvements this house is absolutely ideal for any first-time buyer looking to get on the property ladder or anyone looking to put their own stamp on this lovely estate. Interest is sure to be seen – Call Ray Cooke Auctioneers for further information or to arrange viewing.

Features

- – c. 90 sqm
- – Ber D1
- – Semi-detached house
- – 3 bed 2 bath home
- – In need of some renovations
- – Gas fired central heating
- – Off street parking
- – Superb town centre location
- – Not overlooked to the front
- – Low maintenance rear garden
- – Walking distance to 66 & 67 Dublin Bus Route
-



Accommodation

Hall

3m x 4.4m

Entrance hall, leads to living room and kitchen, timber floor, w

Lounge

3.5m, x 4.6m

Living room and window to front, fireplace, timber floor leads to kitchen

Kitchen

3.1m x 5.4m

Fully fitted kitchen/dining, half lino half timber floor, door to side and double door to rear.

Landing

1.8m x 2.5m

Carper stairs and landing leads to all rooms and bathroom

Bedroom 1

3.3m x 3.7m

Double room to the rear and window carpet floor built in wardrobes

Ensuite

1.9m x 1.0m

Toilet, wash hand basin, shower, shelves

Bedroom 2

3.2m x 3.5m

Double room to the front of the property, carpet floor, wardrobes

Bedroom 3

2.4m x 2.6m

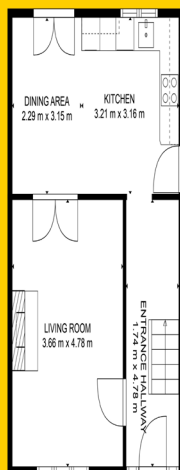
Double room and window to front, carpet floor, wardrobes.

Rear Graden

North facing orientation.

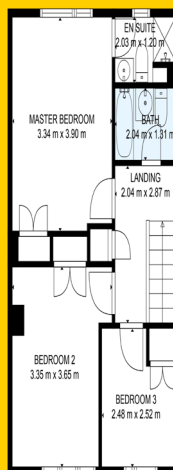


Floor Plans



GROSS INTERNAL AREA
FLOOR 1: 14.04 sqm (150.2 sq ft)
TOTAL: 14.04 sqm

MEASUREMENTS ARE CALCULATED BY STANDARD FORMULAS. VARIATIONS MAY OCCUR DUE TO NOT BEING GUARANTEED.



GROSS INTERNAL AREA
FLOOR 1: 14.04 sqm (150.2 sq ft)
TOTAL: 14.04 sqm

MEASUREMENTS ARE CALCULATED BY STANDARD FORMULAS. VARIATIONS MAY OCCUR DUE TO NOT BEING GUARANTEED.

Negotiator

Jamie Power

01 908 9300 or 086 0351890

Email: jamie.power@raycooke.ie



Viewing

Viewings are strictly by appointment only. We are available for viewings during the day, in the evenings and also at the weekend so we are always available at a time to suit you.

**Ray
Cooke.**
Financial Services

For further information or advice,
Please call: **01 40 30 720 or 087 99 44 036**

Mortgages

- Pre-approved Mortgage
- Expert Mortgage Advice
- Cheapest Interest Rates
- Choice of Lenders

Ray Cooke Financial Services Ltd is regulated by The Central Bank of Ireland.

**Ray
Cooke.**

Residential & Commercial Property Advice

Sales | Lettings | Property Management | Valuations | Mortgages



These particulars are for guidance only and do not form part of any contract. While every care has been taken in their preparation we do not hold ourselves responsible for any inaccuracies. They are issued on the understanding that all negotiations will be conducted through this firm. © Ray Cooke 2016.