

Residential

Coonan
PROPERTY



7 Straffan Gate, Straffan, Co. Kildare

- Immaculate four bedroom semi detached extending 127sq.m
- Idyllic location only 500m walk from the picturesque village of Straffan, with excellent walks including the Grand Canal greenway and minutes from the K club grounds
- Accommodation comprises of hallway, guest wc, kitchen/dining room, utility, living room, four bedrooms, ensuite and family bathroom
- Both the M7 and M4 motorways are within a short drive providing direct links to Liffey Valley Shopping Centre, Dublin city centre and neighbouring towns. Rail services available from Maynooth and Hazelhatch stations
- Approached by cobble drive, generous side entrance, block built dry lined shed, wired and plumbed, generous decking with covered pergola, lawn area and separate sandstone patio.

4 bedroom
Semi-Detached
approx. 127sq.m

Guide Price:
€495,000

Private Treaty

Accommodation

Coonan
PROPERTY

GROUND FLOOR:

Entrance Hallway	2m x 5.6m	Semi solid flooring, recessed lights, telephone point, radiator cover and alarm panel.
Guest W.C.	0.95m x 1.59m	Light fitting, w.c. and w.h.b.
Living Room	4.48m x 5.28m	Semi solid flooring, feature fireplace with granite hearth and Stanley stove insert, t.v. point, bay window, curtains, radiator cover and blinds.



Accommodation

Coonan
PROPERTY

Dining area

3.5m x 4.25m

Tiled flooring, t.v. point, light fitting, radiator covers and double sliding doors leading to adjoining covered pergola, decking and rear garden.

Kitchen

2.56 x 5.9m

Tiled flooring, shaker style wall and floor units, granite worktop with upstand, Neff extractor fan, Neff double oven, microwave and grill, Neff hob, integrated dishwasher, recessed lights, light fittings.

Utility Room

1.56m x 1.41m

Tiled flooring, plumbed for washing machine, dryer, light fitting and door leading to side entrance.



Accommodation

Coonan
PROPERTY

1st FLOOR:

Landing	4m x 2m	Carpet, fitted wardrobes, bay window and light fitting.
Master Bedroom	3.41m x 3.96m	Carpet, fitted wardrobes, bay window and light fitting.
Ensuite	0.95m x 2.34m	Tiled flooring, shower cubicle with new silent Triton power shower, w.c., w.h.b., towel radiator, and light fitting.



Accommodation

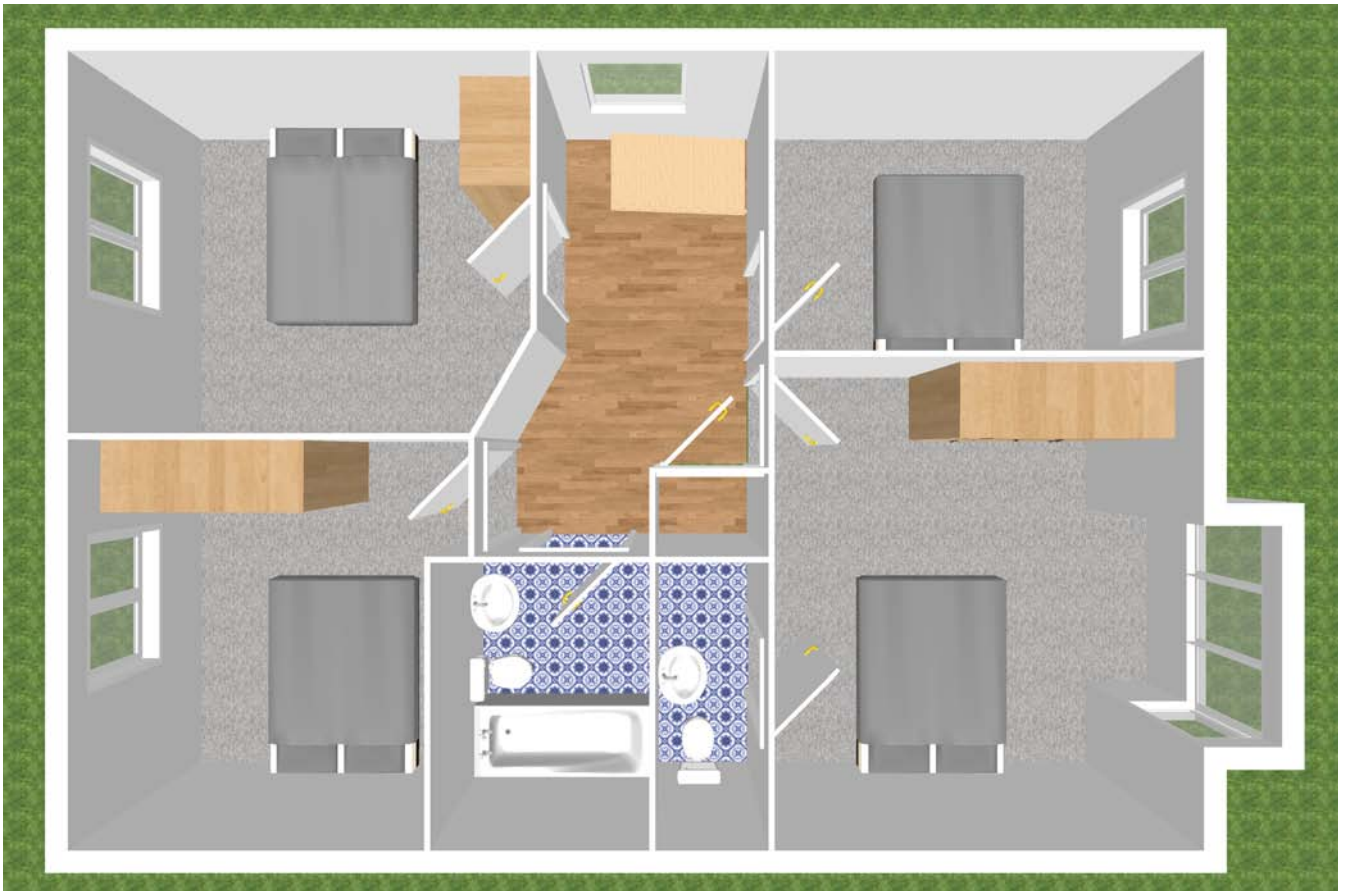
Coonan
PROPERTY

Bedroom 2	2.87m x 3.54m	Carpet, fitted wardrobes and light fitting.
Bedroom 3	3.56m x 3.12m	Carpet, fitted wardrobes and light fitting.
Bedroom 4	2.27m x 3.42m	Carpet, fitted wardrobes and light fitting.
Bathroom	2.35m x 1.67m	Tiled flooring, jacuzzi bath and new silent Triton power shower, w.c., w.h.b., towel radiator and light fitting.



Floor Plans

Coonan
PROPERTY





Block built shed

2m x 3.59m

Fully dry lined and insulated (walls, floor and ceiling), wired, and plumbed with window. Suitable for use as a home office or as a dry storage shed.

Additional Information:

Overall size approx. 127sq.m (1367sq.ft)
Overlooking large green area
Front and rear lawn areas
Covered pergola, decking area and decorative gravel
Separate limestone paved patio area
Gated large side entrance
Parking for 2 cars
Smoke alarms
Fully alarmed
Dry lined block shed, wired and plumbed

Services:

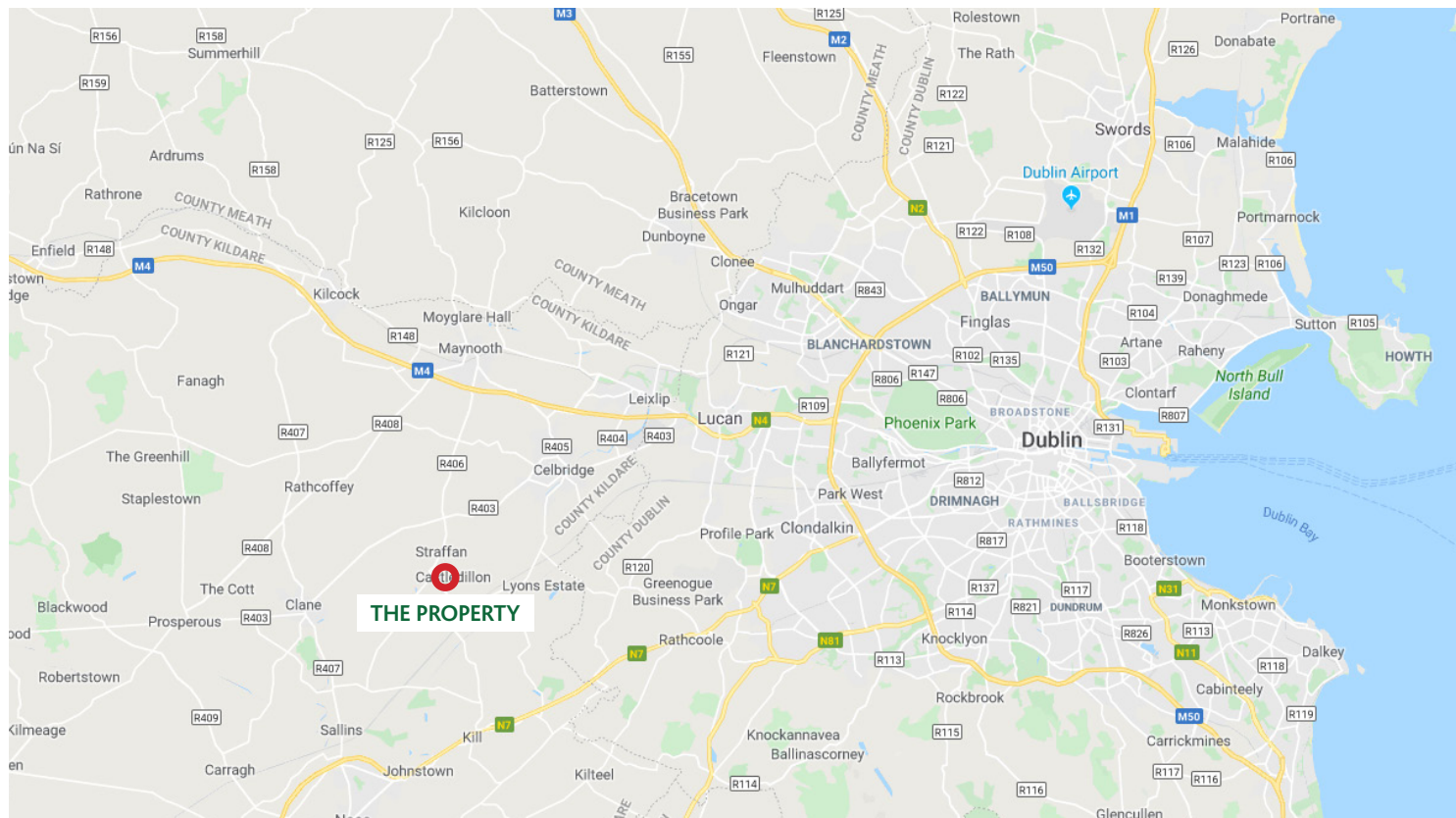
Mains gas fired central heating
Mains water
Mains sewerage

Items Included in sale:

Blinds, curtains, and kitchen appliances.

Directions

Coonan
PROPERTY



Directions:

Eircode
W23 D884

VIEWING

By prior appointment at any reasonable hour.

Coonan
PROPERTY

Contact Information:

Sales Person
Jill Wright
01628400

BER



COONAN
PENSIONS & MORTGAGES

Coonan Pensions & Mortgages - Independent Brokers
For the Best Mortgage Deal to Suit your Needs Call
01 5052718 / info@coonanmortgage.com

Coonan Pensions & Mortgages is regulated by the Central Bank of Ireland.

PSRA registration no. 003764.

The above particulars are issued by Coonan Property on the understanding that all negotiations are conducted through them. Every care is taken in preparing particulars which are issued for guidance only and the firm do not hold themselves responsible for any inaccuracies. All reasonable offers will be submitted to the vendors for consideration but the contents of this brochure shall not be deemed to form the basis of any contract subsequently entered into. The vendor or lessor do not make, give or imply nor is Coonan Property or its staff authorised to make, give or imply any representation or warranty whatsoever in respect of this property.

From time to time the Coonan Property may email you information about services available within the Group that we think may be of interest to you. If you do not wish to receive such emails simply forward this email with "Opt out" in the subject line to info@coonan.com



coonan.com