

FOR SALE BY PRIVATE TREATY



**SUPERB 4 BEDROOM DETACHED RESIDENCE
34 STRAFFAN GATE,
STRAFFAN,
CO. KILDARE.**

GUIDE PRICE: €425,000

DESCRIPTION

Straffan Gate is an exclusive development of just 66 semi-detached and detached houses in the centre of Straffan. No 34 is finished to a high standard throughout and is set on a large corner site overlooking a green area. Extending to circa 135 sq. m (1,453 sq.ft) it benefits from wooden double glazed windows, gas fired central heating, security alarm and gated side access on both sides.

Straffan is a charming village located less than 30km from Dublin City Centre and is easily accessible to both the M4 and M7 Motorways. There is a commuter rail service available at both Hazelhatch & Celbridge and Sallins & Naas and also a Bus Eireann bus service from the village to Dublin. The Business Campuses of Citywest and Parkwest are both convenient by car.



ACCOMMODATION:

Hall	2m x 5.6m	With recessed lights.
Toilet		With tiled floor, w.c & w.h.b.
Sittingroom	6m x 4.46m	Bay window, coving, feature fireplace with gas fire, double doors leading to:
Kitchen/Diningroom (Including utility room)	6.95mx 6.6m	L-Shaped, porcelain tiled floor, oak shaker-style built in ground & eye level units, Neff double oven, Neff extractor, Zanussi ceramic hob, stainless steel sink with tiled surround, indesit integrated dishwasher, recessed lights, integrated fridge/freezer, sliding patio doors to rear garden. Plumbed, tiled floor, gas boiler.
Utility		Plumbed, tiled floor, gas boiler.
Bedroom 1 En-suite	4.07m x 4.14m	With built-in wardrobes. Fully tiled with w.c and w.h.b and pump shower.
Bathroom		Fully tiled with w.c, w.h.b, bath, pump shower, Jacuzzi bath and recessed lights.
Bedroom 2	3.65m x 2.92m	With built-in wardrobes.
Bedroom 3	3.55m x 2.87m	With built-in wardrobes.
Bedroom 4	3.39m x 2.38m	With built-in wardrobes.
Hot press:		Shelved with immersion.

SPECIAL FEATURES:

- Security Alarm.
- Wooden Double Glazed windows.
- Oak shaker style fitted kitchen.
- Brick/Dashed Exterior.
- PVC Fascias/soffits.
- Sought after location on edge of village.
- Easy access to both M4 and M7 Motorways.
- Overlooking green area.

OUTSIDE:

- Gated side access on both sides
- Outside tap.
- Large corner site.
- Cobble-loc drive to front.
- Rear garden in lawn with hedge.

SERVICES:

Mains water, mains drainage, refuse collection and gas fired central heating.



CONTACT DETAILS:

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PRICE: €425,000

BER: C2

BER NO: 106824915

Under the instructions of: **DUFF & PHELPS**

VIEWING STRICTLY BY APPOINTMENT WITH SOLE SELLING AGENTS

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