

# Residential

**Coonan**  
PROPERTY



## 23 Straffan Lawn, Straffan Wood, Maynooth, Co. Kildare

- Presented by Coonan Property, this exceptional 2-bedroom residence has been extensively renovated and finished to impeccable showhouse standards.
- Bright and spacious interior which includes an open-plan kitchen, dining and living area, two generous double bedrooms (master with ensuite), and family bathroom.
- High-end features throughout, including a sleek modern kitchen with quartz countertops, elegant panelled walls, and a stunning covered outdoor living space.
- Stunning rear garden complete with covered dining area, porcelain tiled patio, an amazing koi fish pond and spacious steel shed.
- Prime location in Straffan Wood, just a 10-minute stroll from Maynooth town centre, offering a vibrant mix of shops, retail parks, cafes, restaurants, pubs, hotels, university, and top-rated schools.
- Excellent connectivity with convenient, traffic-free access to the M4 motorway.
- Superb public transport links, with Maynooth Train Station and regular Dublin Bus services all within walking distance

2 bedroom residence  
extending to approx.  
75 sq.m (807 sq.ft)

Guide Price:

**€395,000**

Private Treaty

# Accommodation

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Open Plan  
Living  
Room/  
Kitchen/Dining

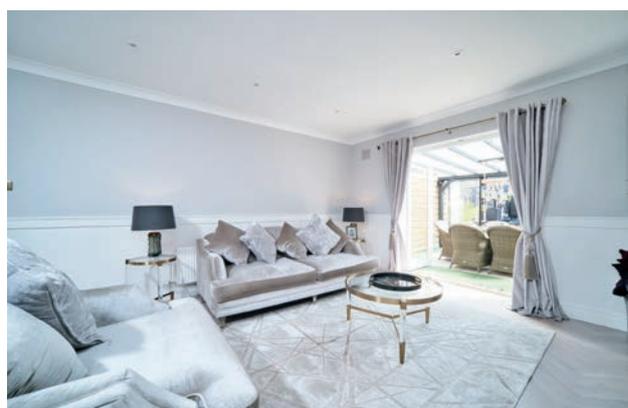
9.32m x 3.9m

Laminate flooring, half panelled walls, shaker style wall and floor unit, quartz worktop with upstand, gold glass splashback, double oven, integrated dishwasher, integrated fridge freezer, electric fire, recessed lights, coving, radiator covers, TV points, under stairs storage and double doors leading into rear garden.

Landing

3.39m x 1.9m

Carpet, half panelled walls, light fitting, hot-press and attic access.



# Accommodation

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**Master  
Bedroom**

**3.32m x 3.87m**

Capet, fitted wardrobes, light fitting, curtains and blinds.

**En-suite**

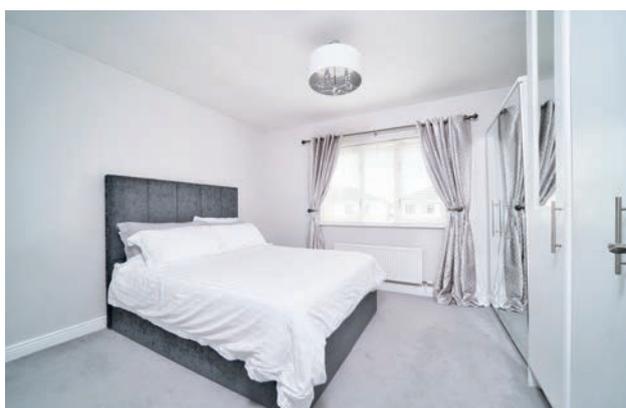
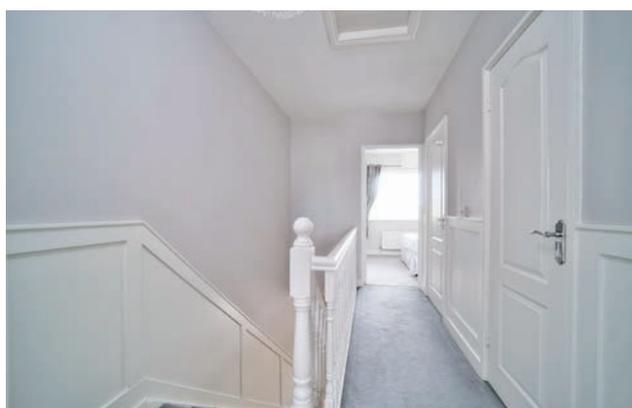
**1.71m x 1.87m**

Tiled flooring, semi tiled walls, shower cubicle., w.h.b., w.c., light fitting, extractor fan, shaving light and two fitted toiletries cabinets.

**Bedroom 2**

**2.58m x 3.9m**

Capet, fitted wardrobes, light fitting, curtains and blinds.



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**Bathroom**      **2.02m x 1.7m**

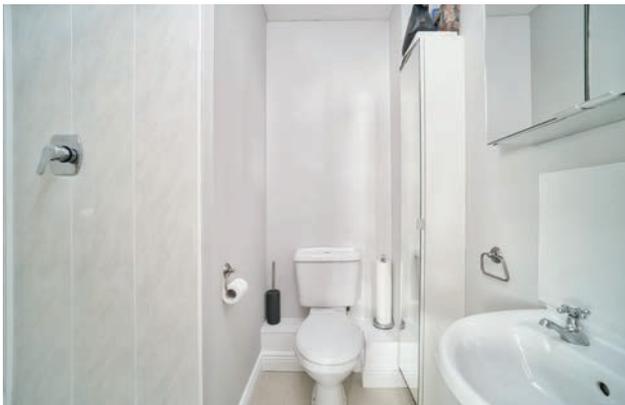
Tiled flooring, half tiled walls, bath with shower screen, w.c., w.h.b., light fitting, extractor fan and shaving light.

**Garden**      **4m x 13.5m**

Covered outside dining area with decking and artificial grass, lighting, panelled walls, pull down screens, outside lights, wired for surround sound speakers, porcelain tiled patio area and steel shed.

**Steel Shed**      **1.9m x 4.12m**

Power supply.



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## Additional Information:

Gross internal floor area approx. 75sqm (807 sq ft)

Usb charge points on kitchen sockets

Fully alarmed

Water/Koi fish tank can be included

Filtration system available to buy

## Items Included in sale:

Double oven, integrated dishwasher, integrated fridge freezer, light fittings and radiator covers.

## Services:

Mains water

Gas fire central heating

Condensing gas boiler



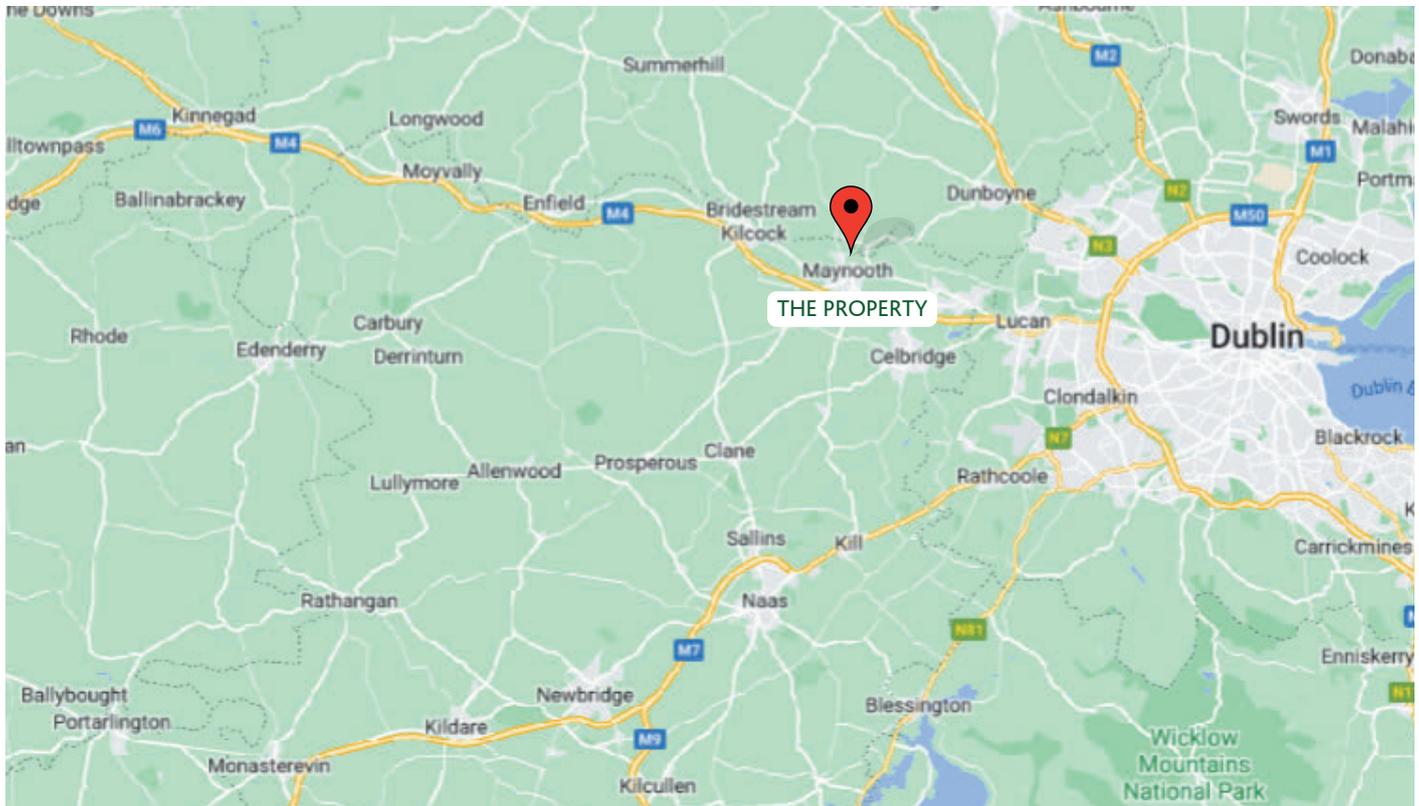
# Floor Plans

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# Directions

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## Directions

W23 X6F8

**BER**

**BER B3**

## Viewing

By prior appointment at any reasonable hour.

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Contact Information:

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