

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

Coonan
PROPERTY

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

Coonan
PROPERTY

**Master
Bedroom**

3.32m x 3.87m

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

En-suite

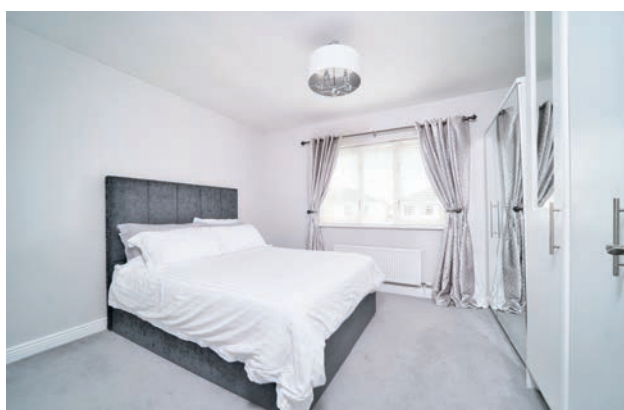
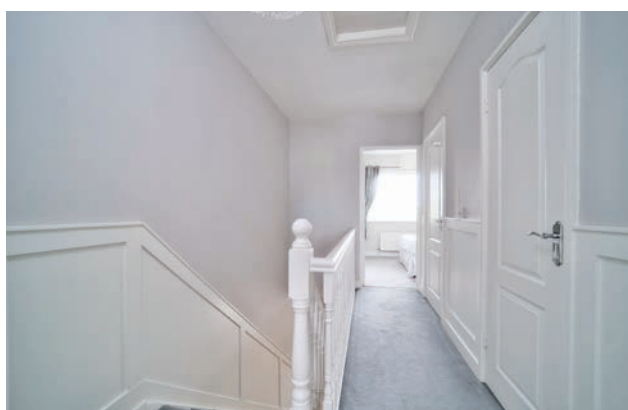
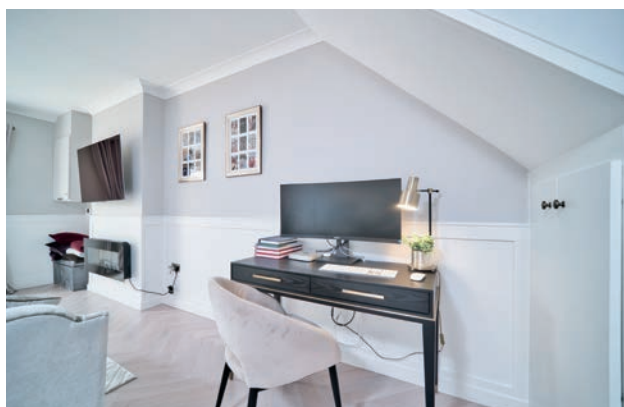
1.71m x 1.87m

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.



Accommodation

Coonan
PROPERTY

Bathroom **2.02m x 1.7m**

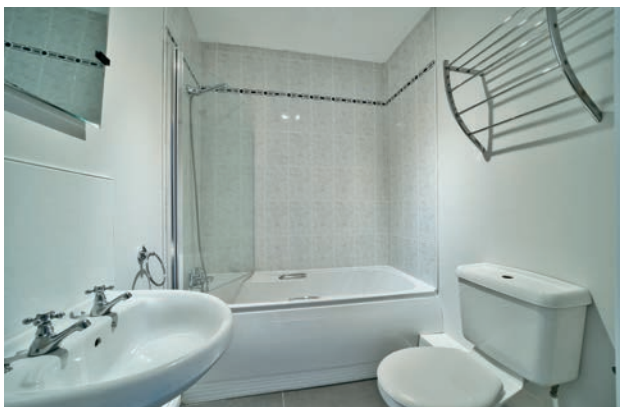
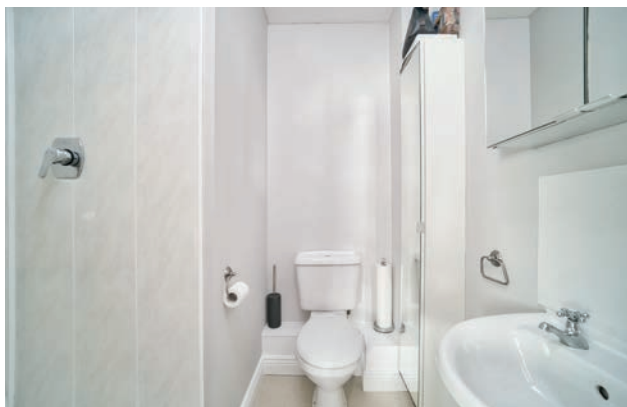
Tiled flooring, half tiled walls, bath with shower screen, w.c., w.h.b., light fitting, extractor fan and shaving light.

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.



Accommodation

Coonan
PROPERTY

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

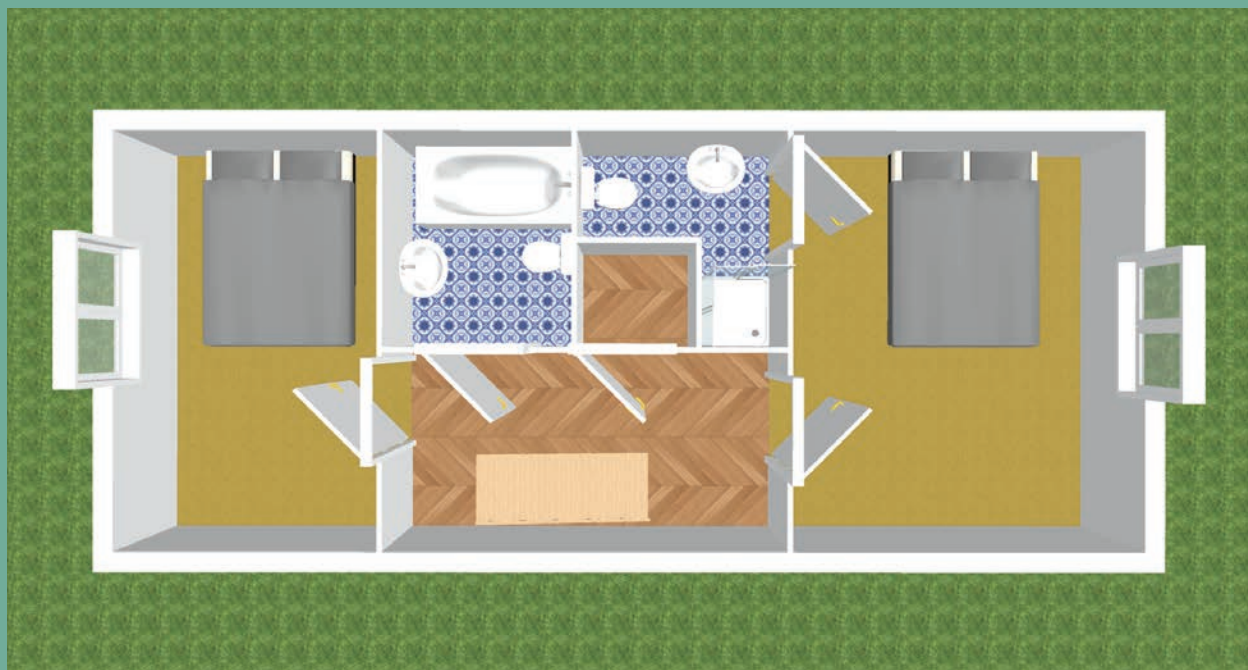
Gas fire central heating

Condensing gas boiler



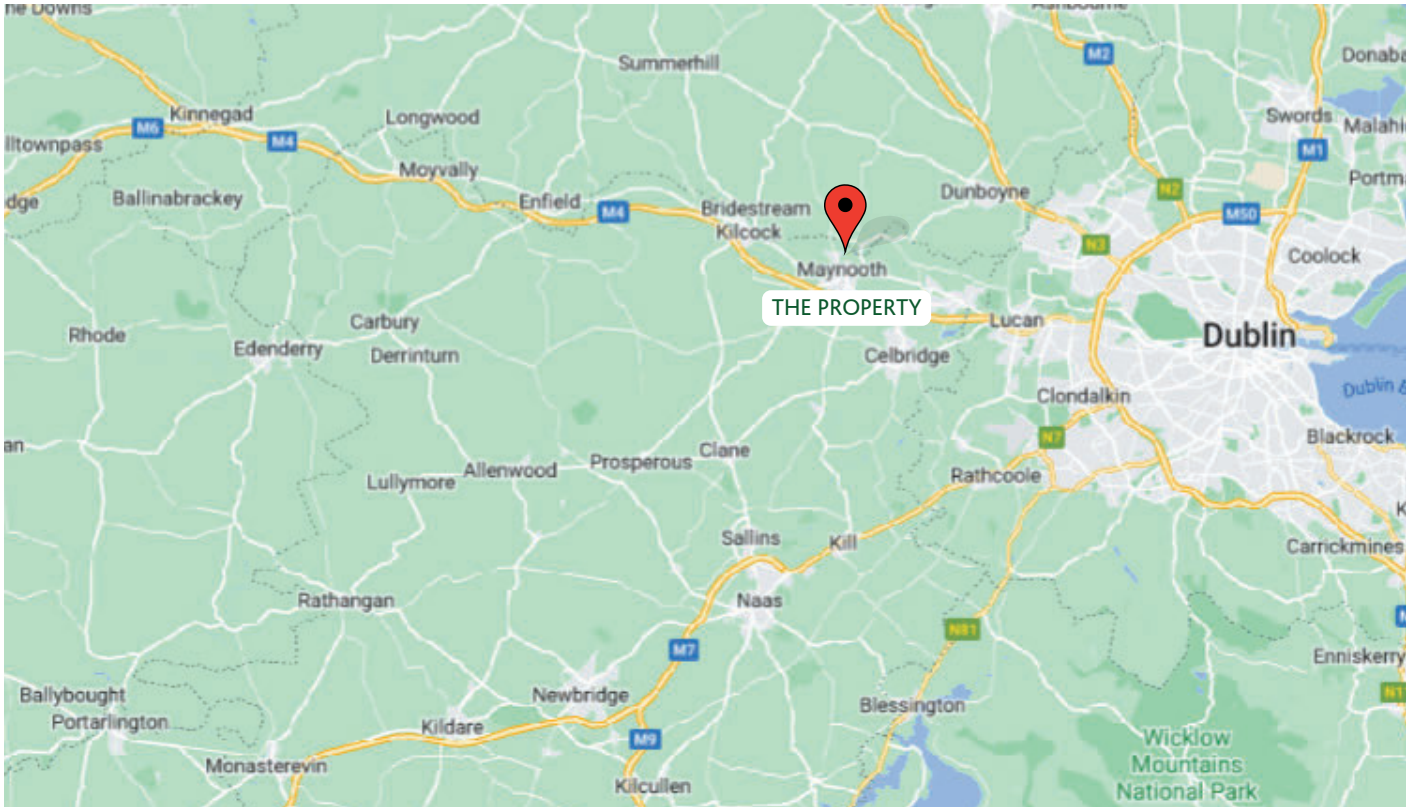
Floor Plans

Coonan
PROPERTY



Directions

Coonan
PROPERTY



Directions

W23 X6F8

BER

BER B3

Viewing

By prior appointment at any reasonable hour.

Coonan
PROPERTY

Contact Information:

Mick Wright

016286128

mickw@coonan.com

PSRA 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 does 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.

Coonan
FINANCIAL GROUP

Coonan Mortgage Group Limited t/a Coonan Financial Group is regulated by the Central Bank of Ireland. Registration No.: 431200

For all your mortgage needs contact:

Dermot Horan / Romana Anca

01 505 2718

admin@coonanmortgage.com

coonan.com