

**BLOOMSWOOD**  
**NO. 1117 COARSE MOOR**  
Straffan | Co. Kildare | W23 N8K3



FOR SALE BY PRIVATE TREATY

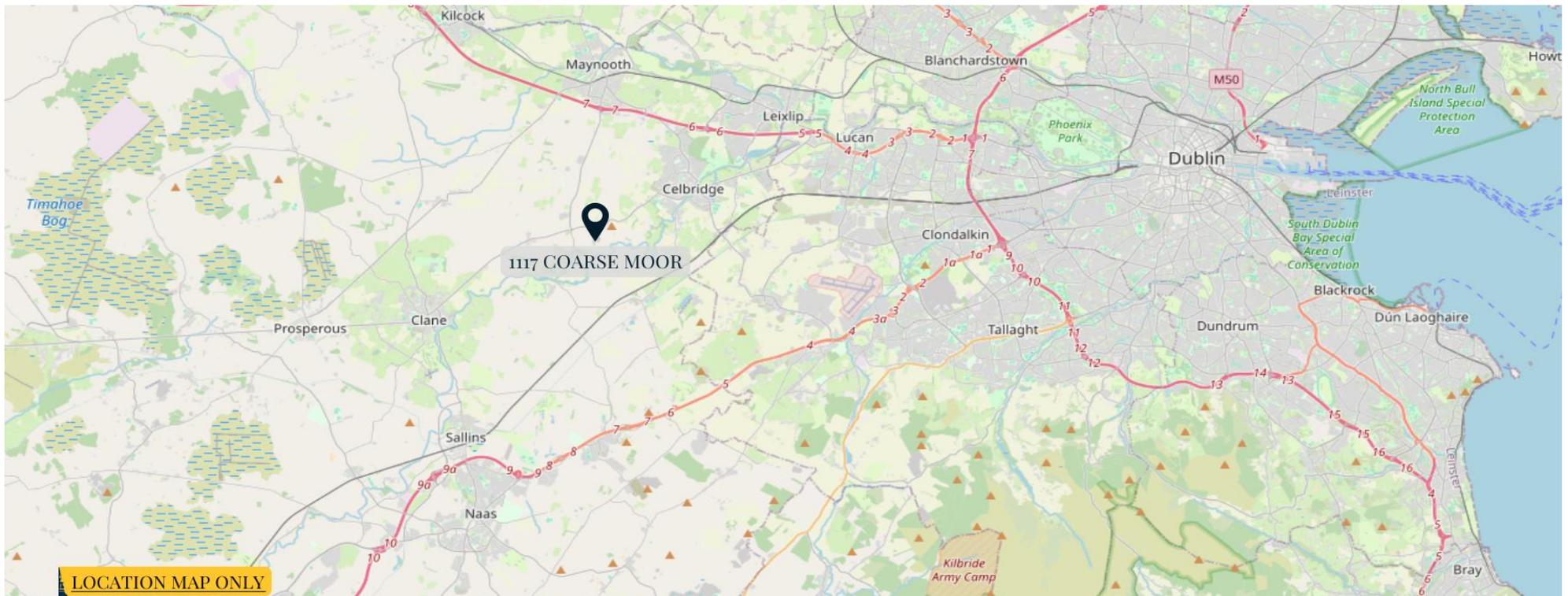
# LOCATION

J.P. & M. Doyle are delighted to present Bloomswood,. 1117 Coarse Moor in Straffan which is a picturesque village in County Kildare, charmingly situated on the banks of the River Liffey. Located approximately 25 kilometres from Dublin, it offers a serene village atmosphere with the additional advantage of easy access to the bustling capital city.

The village is known for its scenic beauty, with the magnificent River Liffey adding a tranquil backdrop to the area. Straffan's landscape is marked by lush greenery and rolling countryside, making it a delightful spot for nature lovers and those seeking a peaceful retreat from urban life.

Straffan seamlessly combines traditional village charm with modern convenience. Its proximity to Dublin makes it an ideal location for commuters and visitors who want to enjoy the tranquility of village life while remaining connected to the amenities and attractions of the city. The village itself boasts a range of local amenities, including cozy pubs, quaint shops, and friendly community spaces, all contributing to its warm and welcoming atmosphere.

Straffan is also home to the renowned K Club, a luxury resort known for its world-class golf courses and spa facilities.



# DESCRIPTION

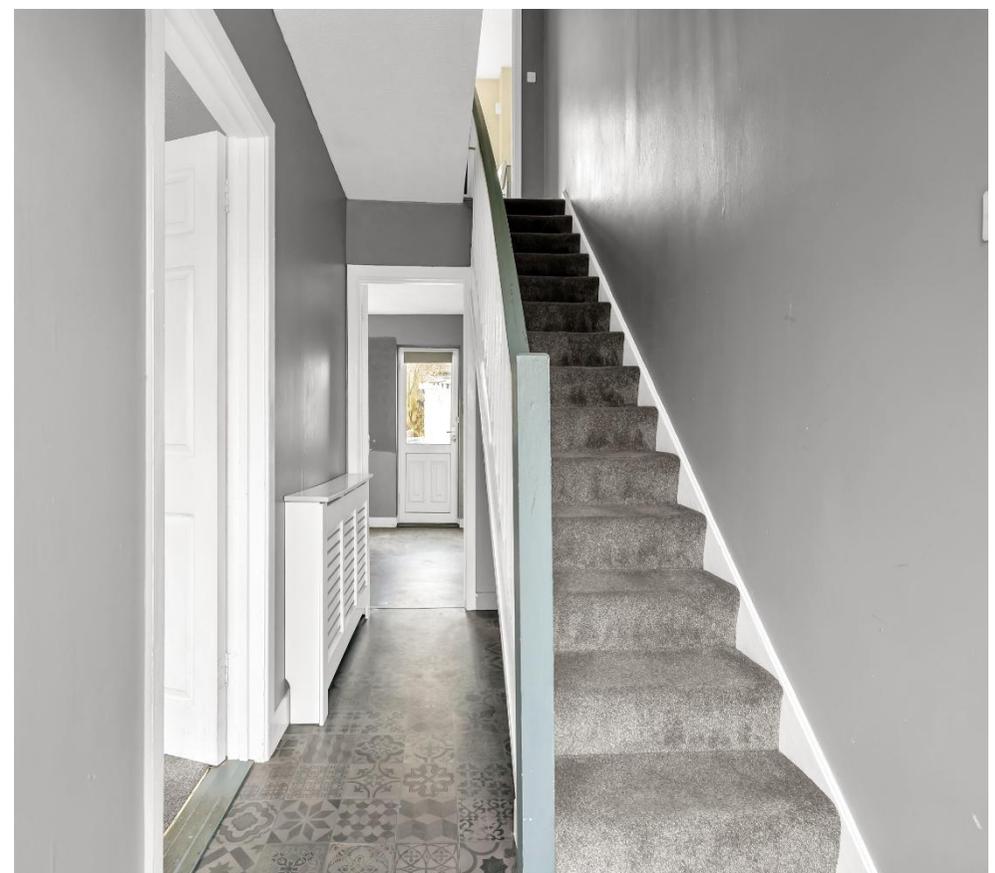
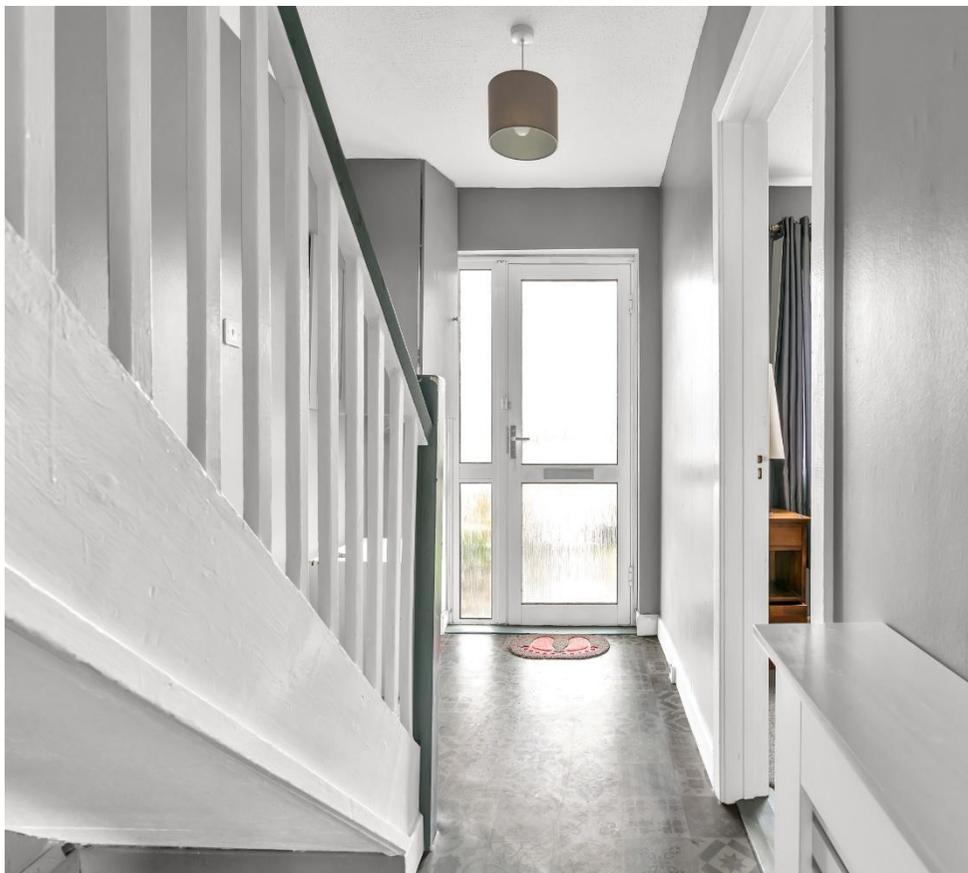
Introducing Bloomswood, 1117 Coarse Moor nestled in the heart of Straffan village, County Kildare.

This inviting three-bedroom semi-detached home that is 80m<sup>2</sup> offers a comfortable and modern living space, ideal for families or individuals seeking a charming residence. The back garden provides rear access to the property.

The property features a spacious kitchen, perfect for family gatherings, alongside a cozy sitting room designed for relaxation and entertaining guests.

The home also includes one family bathroom which has been recently renovated, providing essential convenience for daily living.

Each of the three bedrooms is thoughtfully designed to maximize space and comfort, making this semi-detached house a delightful and practical choice for potential homeowners. With its blend of practical layout and warm, welcoming atmosphere, this home is a wonderful opportunity for anyone looking to settle in a delightful community.



Front Hall: 4.04m x 1.65m,

Sitting Room: 4.02m x 2.98m

Kitchen: 3.21m x 4.87m Features kitchen cabinets & tile flooring

## FIRST FLOOR:

Bathroom: 2.53m x 3.08m Features W.H.B, WC & Bath with shower overhead

Bedroom 1: 3.29m x 2.96m

Bedroom 1: 4.02m x 2.69m

Bedroom 2: 3.13m x 1.97m

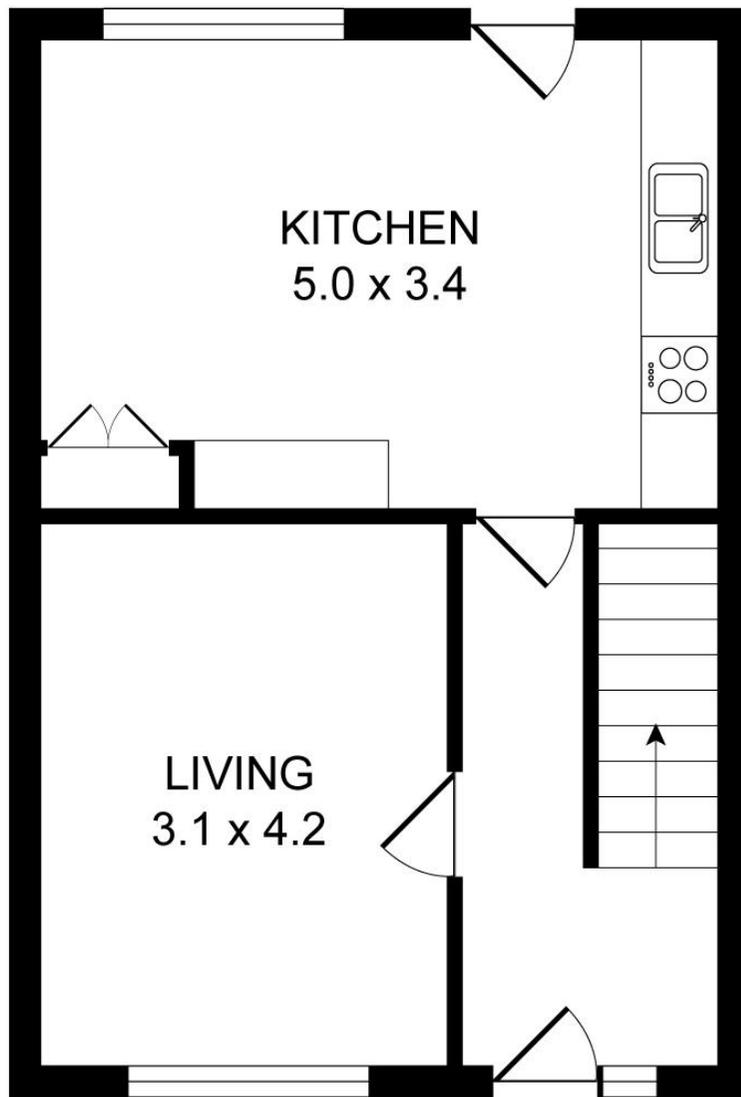




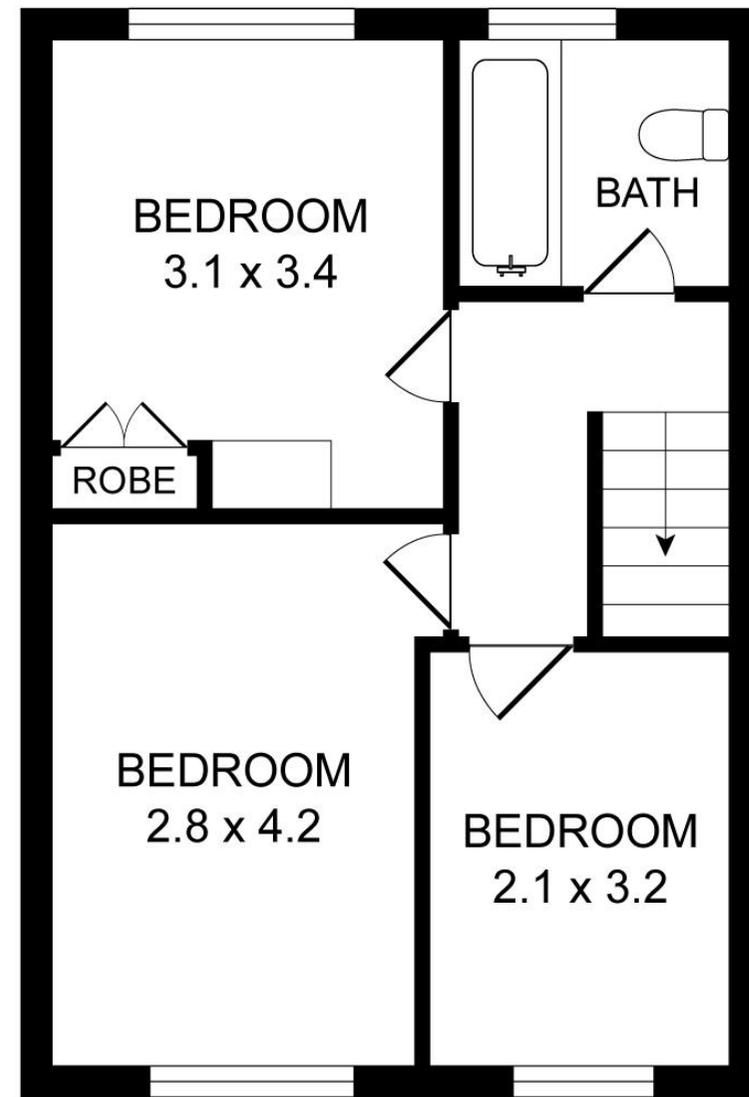








**GROUND FLOOR**



**1ST FLOOR**

**FOR SALE BY PRIVATE TREATY**

**GUIDE PRICE:  
€425,000**

**BER:**

**BER C1**

**J. P. & M. Doyle Ltd.**

105 Terenure Road East,  
Dublin 6  
D06 XD29

**CONTACT US**

Telephone: 01 490 3201  
Email: [enquiries@jpmdoyle.ie](mailto:enquiries@jpmdoyle.ie)

PSRA: 002264



J.P. & M. Doyle Ltd., for themselves and for the vendors of this property whose agents they are, give notice that:

- (1) the particulars are set out as a general outline for the guidance of intending purchasers and do not constitute part of an offer or contract.
- (2) all description, dimensions, references to condition and necessary permission of use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (3) no person in the employment of J.P. & M. Doyle Ltd. has any authority to make or give any representations or warranty whatever in relation to the property.

