

Residential

Coonan
PROPERTY



The Beeches, Turnings, Straffan, Co. Kildare

- Charming 4 bed residence extending to c.1, 950 sq.ft. with double garage on approx. 0.4 acre site
- Briefly comprises main hallway, living room, family room, conservatory, kitchen, 4 bedrooms, 3 bathrooms and garage
- Well-proportioned room sizes with flexible layout and loads of potential for further development
- Large fully insulated attic, with ample storage or potential space for attic conversion
- Private site bounded by mature hedging and overlooking open countryside to the rear
- Tranquil country setting on the outskirts of Straffan, just minutes from the renowned K-Club and Straffan village
- Convenient for a number of schools in Straffan, Ardclough and Kill
- Easy access to Dublin via the M7 or M4, with Naas, Celbridge and Maynooth all within 10 minutes drive

4 bedroom
Detached
on approx.
0.4 acre site

Guide Price:
€495,000

Private Treaty

Accommodation

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Entrance Hallway

3.85m x 2.6m

Wood flooring, coving and light fitting.

Living Room

4.61m x 5.28m

Wood flooring, coving, bay window, blinds, oak feature fireplace with marble hearth and light fittings.

Sitting Room

3.74m x 5.47m

Feature fire place with mahogany surround and cast iron insert, solid wood flooring, bay window, coving, T.V. point, curtains and light fitting.



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Conservatory

5.1m x 3.74m

Ceramic tiles, double glazed and sliding double doors to patio.

Kitchen

6.53m x 5.2m

Cream wall and floor units with breakfast bar, tiled floor, tiled splashback stainless steel sink, 'Stanley' range, archway to carpeted dining area and light fittings.



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Bathroom	2.38m x 2.26m	Terracotta tiled floor, w.c., w.h.b., bath, corner shower (fully tiled), coving, window to rear and light fitting.
Storage Room	3.83m x 2.38m	Carpeted, slated storage shelves.
Bedroom 1	3.53m x 3.22m	Carpeted, window overlooking front garden, t.v. point, walk-in-wardrobe and light fitting.



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Bedroom 2	4.62m x 3.48m	Wood flooring, overlooking front, t.v. point, built in wardrobes and light fitting.
Bedroom 3	2.99m x 1.37m	With w.c., w.h.b., corner electric Triton T90i shower (fully tiled), tiled splashback and storage shelving.
Bedroom 4	3.92m x 3.32m	With laminate oak flooring, built in wardrobes, t.v. point, overlooking rear garden and light fitting.



Floor Plans

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**Double Garage
Workshop**

6.1m x 5.89m

Solid block built with electricity, suitable for 2/3 cars or used as workshop

Garden

All in lawn with mature trees and shrubs, pebble driveway.

Additional Information:

Landscaped mature south facing rear garden with beautiful views
Approx. 0.4 acre site with mature hedging to front
Patio area to rear
Large conservatory
Potential to extend property
Sensor lighting to rear
Gated entrance
Pebble driveway
uPVC double glazed windows
Double detached garage with electricity
Convenient to local national school, shops and amenities.
2 Minutes from K-Club Golf & Leisure facilities
Security Cameras

Services:

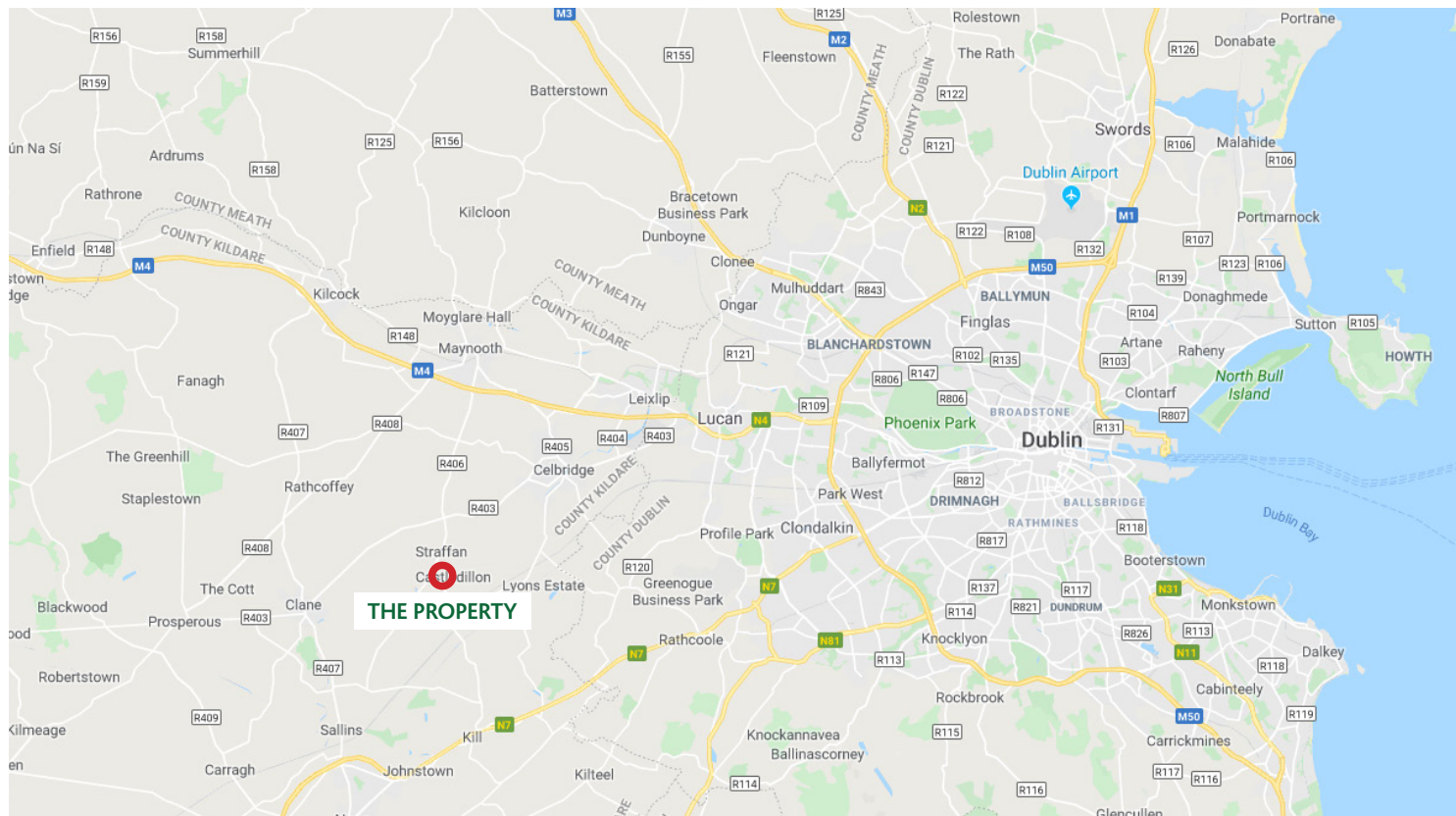
Oil Fired Central Heating
Mains Water
Septic tank

Items Included in sale:

Gas hob, integrated oven,
extractor fan, dishwasher,
light fitting, curtains and
blinds.

Directions

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Directions:

Eircode
W23 XA72

VIEWING

By prior appointment at any reasonable hour.

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Contact Information:

Sales Person
Mick Wright
01 6288400

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