

Residential

Coonan
PROPERTY



601 Fountain Courtyard, The K-Club, Straffan, Co. Kildare

To register a bid on this property, please visit [coonanlive.com](https://www.coonanlive.com)

- A superb one bedroom two storey duplex on the grounds of the renowned 5 star, luxury K Club Resort
- Presented and finished to the highest standard the property extends to approx. 812.6 sq.ft. (75.5 sq. m.)
- Generously proportioned living accommodation spread over two floors comprising a large open plan living dining area, kitchen with small utility room and a very large bedroom with spacious ensuite
- Located in a stunning courtyard setting with fountain and gardens adjacent to the Hotel and Spa/Leisure facilities
- Viewing of this superb property is highly recommended

1 bedroom
2 storey duplex
Approx. area of
812.6 sq. ft.
(75.5 sq.m.)

Guide Price:
€360,000

Private Treaty

[coonan.com](https://www.coonan.com)

PSRA No. 003764

Accommodation

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GROUND FLOOR AREA 6.96M X 5.6M

Living area

carpet, light fitting, recessed lights, coving, TV point, fireplace with electric fire insert, feature bay window with cushioned sitting area, venetian blinds, and curtains.

Kitchen

solid oak wall and floor units, stainless steel sink, integrated Neff dishwasher, oven, hob, extractor fan, fridge- freezer, gas boiler.

Utility

0.85m x 2.17m

shelved and plumbed for washer/dryer, light fitting.

1ST FLOOR

Bedroom

5.9m x 4.0m

Carpet, curtains, recessed lights, fitted wardrobes, TV point.

Bathroom

2.95m x 4.34m

Fully tiled, bath, toiletries cabinet, W.C., bidet & W.H.B., marble sink, separate shower, recessed light.



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Items Included in sale

Dishwasher, oven, hob, extractor fan, fridge- freezer, curtains and blinds.

Additional Information

- Approx. internal area 75.5 sq. m (812.6 sq. ft)
- Own door access
- Gas boiler recently installed
- Parking very close by
- Overlooking beautifully manicured gardens and fountain
- Two championship standard golf courses including the Palmer Course, home of the 2006 Ryder Cup.
- Spa Facilities just a short stroll away
- Numerous walking trails
- 25 mins from Dublin Airport

Services

- Main water
- Mains sewage
- Gas fired central heating
- Management fees - Approx. €4,000

Viewing

By prior appointment at any reasonable hour.

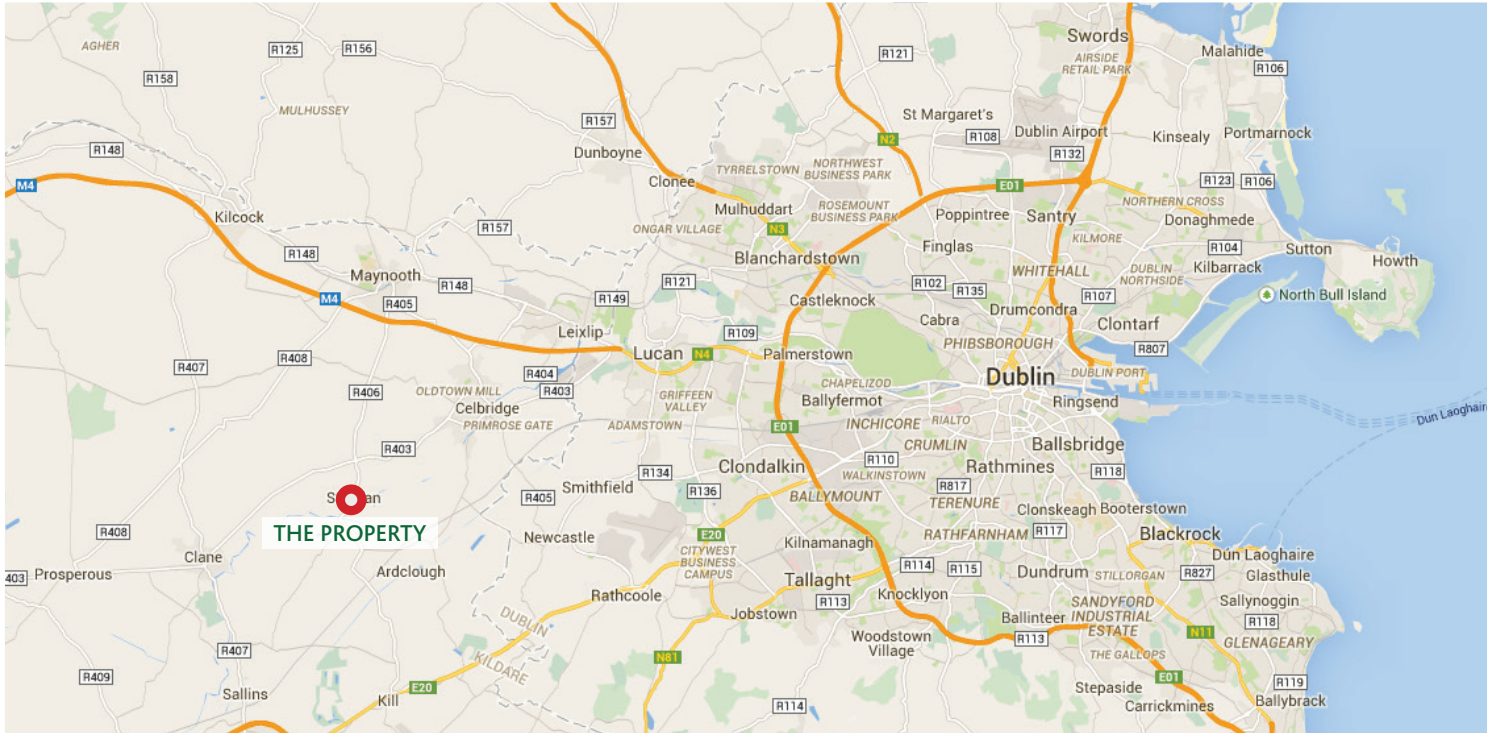
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Directions

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Directions

Ericode: W23 CY89

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Contact Information

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