

Residential

Coonan
PROPERTY



5 Straffan Place, Straffan Wood, Maynooth, Co. Kildare

- Exceptional turnkey 3 bed mid terrace home in quiet cul-de-sac overlooking a large green area extending to approx. 110sq.m (1,184 sq. ft)
- Comprises of large entrance hallway/porch, kitchen, guest w.c., living/dining room, three bedrooms, family bathroom and separate outdoor utility room with plumbing and electrics attached to front of large shed.
- Stunning south facing rear designed garden with sandstone patio, mature tree, raised bedding and lawn area.
- Energy-efficient B3 BER rating suitable for an eco-mortgage.
- Straffan Wood is within walking distance from Maynooth town centre with its abundance of shops, retail parks, shopping centres, restaurants, pubs, hotel, university, crèche and schools.
- Easy access onto M4 motorway.
- Excellent public transport links: Maynooth train station within walking distance, Dublin Bus stop outside of the estate and TFI stop to Blanchardstown and Naas nearby.

3 bedroom mid terrace
home extending to
approx. 110 sq.m
(1,184 sq.ft)

Guide Price:

€495,000

Private Treaty

Accommodation

Coonan
PROPERTY

Front Garden

Manicured front garden with lawn and shrubbery, ample car parking spaces looking out over a beautiful green in a quiet cul-de-sac.

Entrance Hallway

3.95m x 1.43m

Flagstone tiles, shelving, alarm panel, area used as a reading room with views onto own garden and green beyond.

Kitchen

6.27m x 3.6m

Flagstone tiles, solid wood shaker style in-framed kitchen, ample storage, large pantry, quartz worktop with upstand, breakfast bar with solid wood countertop, gas hob, integrated oven, microwave, dishwasher, two pendant hanging lights over breakfast bar, archway leading into living area, under-stair storage.



Accommodation

Coonan
PROPERTY

Guest W.C. . 2.96m x 0.9m

Fully tiled, w.h.b. with built-in vanity unit, separate toilet area, extractor fan, light fitting and oak sliding glass door.

Living/Dining Room Extension 5.86m x 3.86m

Oak wooden flooring, floor to ceiling bi-folding doors with fitted blinds leading onto sandstone patio area, large skylights, TV point, solid fuel stove.

Landing 1.97m x 3.79m

New carpet runner and carpet on landing, large walk-in hot-press.



Accommodation

Coonan
PROPERTY

Bedroom 2 3.76m x 3.82m

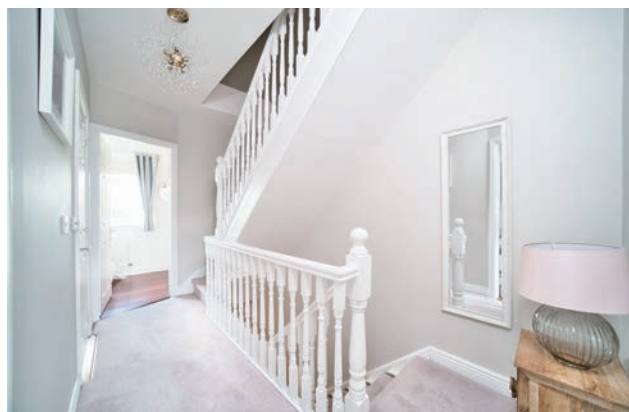
New laminate flooring, blinds and built-in wardrobes, room for work at home office space.

Bedroom 3 3.75m x 1.91m

Solid wood flooring, fitted wardrobes and blinds.

Bathroom 2.1m x 2.81m

Fully tiled, w.c., w.h.b with built-in vanity unit, electric shower, bath with shower screen, vanity mirror with lighting, extractor fan and recessed lights.



Accommodation

Coonan
PROPERTY

3rd Floor

New carpet.

Master Bedroom

5.97m x 2.9m

New laminate flooring, fitted wardrobes, attic access via Stira ladder, blinds, new composite roof window with fitted blackout blind and walk-in area.

Back Garden

Beautiful south facing oasis, with rendered cream and feature wooden walls, sandstone patio area, lights on patio and walls, large fitted patio parasol fixture, topiary shrubbery, artificial lawn, Robinia tree, raised brick wall bedding, outdoor tap and power point, block built shed and bin storage area.

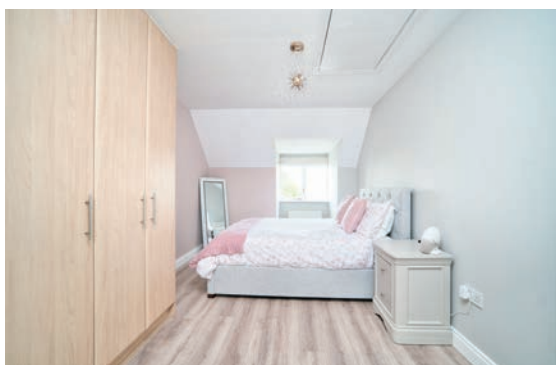
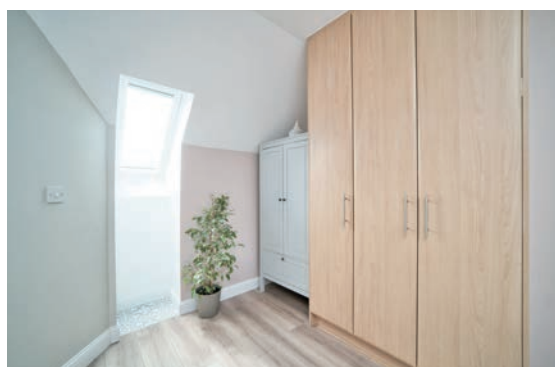
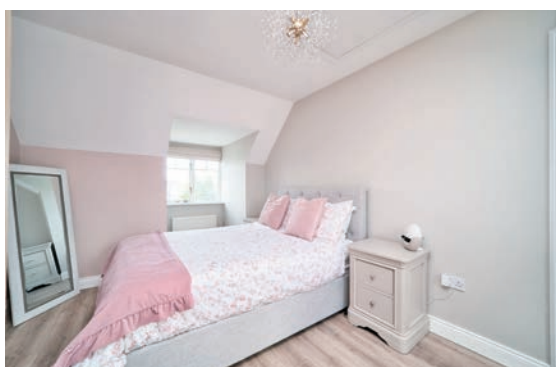
Utility Room

2.72m x 1.37m

Solid wood flooring, sink and draining board, storage, fully plumbed with electrics and space for a washer/dryer, recessed lights and sink. (Not included in the square footage of the house)

Block Built Shed

Shed behind utility room with electrics, ample floor to ceiling shelving and work bench.



Accommodation

Coonan
PROPERTY

Additional Information:

Gross internal floor area approx. 110sq.m
(1,184 sq. ft)
Turnkey property
Double glazed windows to front of house and
triple glazed window to rear
Outside lights
Outside tap
Reverse osmosis water filter with tap in
kitchen
Space for bins out back hidden away
Own front garden
Own parking spaces - Off street parking
PVC fascia and soffits
Attic space with flooring
Fully alarmed throughout with recently
replaced new battery and sensors
Composite skylight, front door and bi-folding
doors
House recently painted inside and out in last
year
Crèche in estate with ECCE

Services:

Mains water
Water filter system under sink, reverse
Osmosis
Wood burning solid fuel stove
Gas heating
Sky digital satellite dish and cabling
High speed internet (Sky, Virgin, Vodafone
all providers available)
New boiler fitted 4 years ago and serviced
July 2025

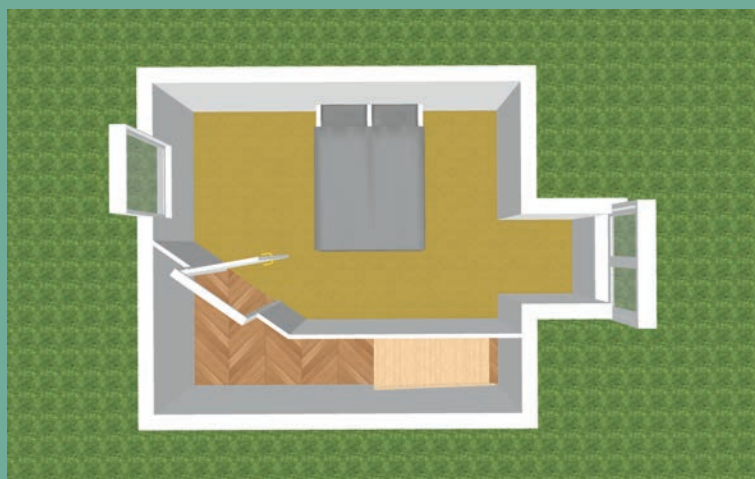
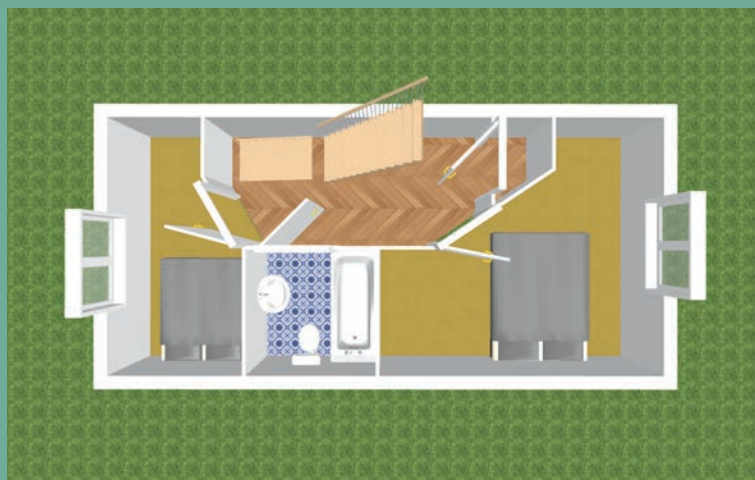
Items Included in sale:

Gas hob, integrated oven and microwave,
integrated dishwasher, reverse osmosis
water filter, two pendant hanging lights
over breakfast bar, roman blinds and
fitted blinds.



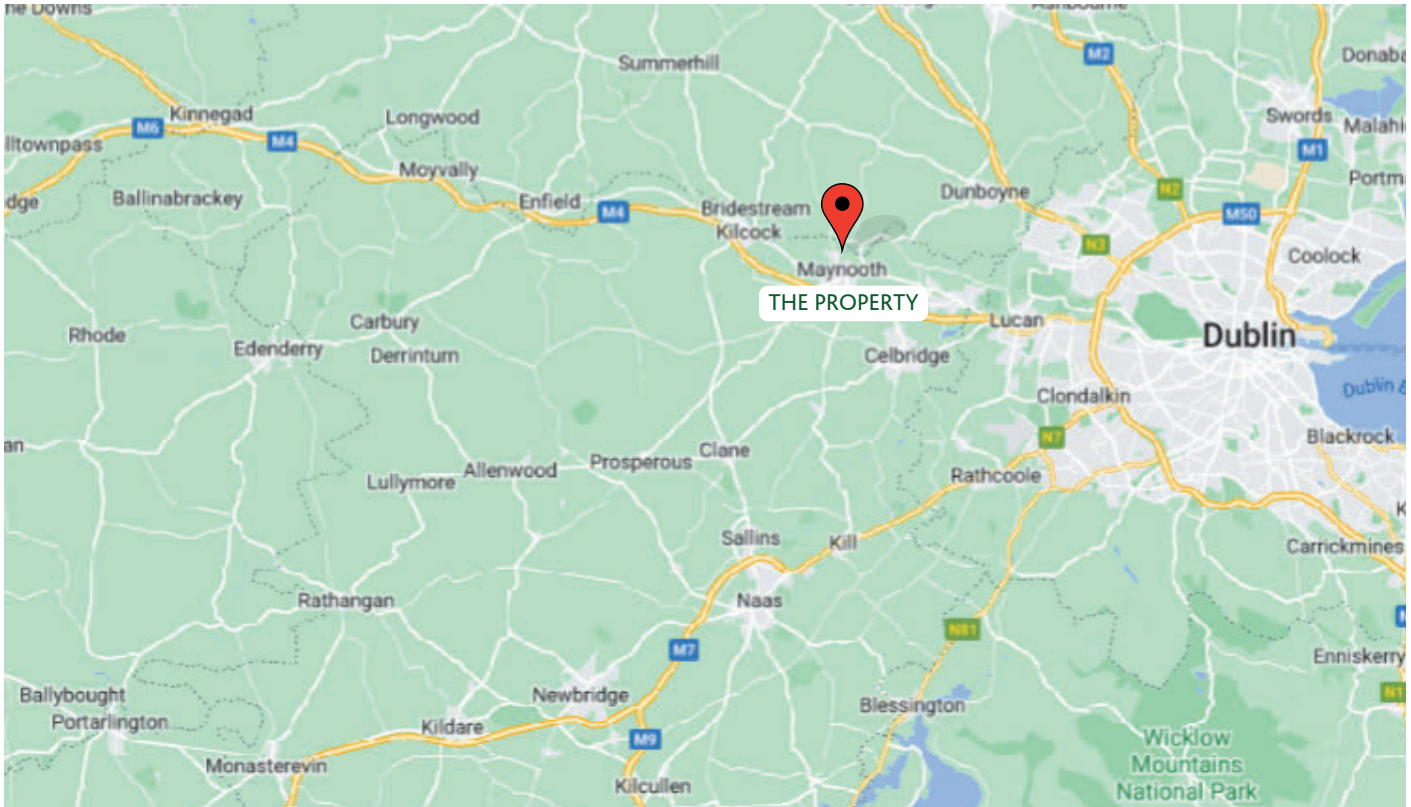
Floor Plans

Coonan
PROPERTY



Directions

Coonan
PROPERTY



Directions

W23 K3V6

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 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