

Residential

Coonan
PROPERTY



7 The Beeches, Straffan, Co. Kildare

- Charming three-bedroom detached extending to approx. 165 sq.m/1,776 sq.ft
- Accommodation comprises of entrance hallway, guest w.c., living/dining room, kitchen, utility room, three bedrooms, walk-in wardrobe, en-suite and family bathroom
- Approached via a generous driveway with ample parking and mature hedging, this property boasts outstanding features including solid wood flooring and doors, a striking stone fireplace, and a spacious, private south-east facing garden.
- Idyllic location situated in the picturesque village of Straffan, home to The K-Club and an array of local amenities including café, shop/petrol garage, pub, national school and sporting facilities
- Excellent transport links with Maynooth, Sallins and Hazelhatch train station within 12 minutes, regular bus services from village to Dublin city centre and surrounding townlands
- Both the M7 and M4 motorways are within a short drive providing direct links to M50 and Dublin city centre

**3 bedroom detached
extending to approx.
165 sq.m (1,776 sq.ft)**

**Guide Price:
€750,000**

Private Treaty

Accommodation

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Entrance
Hallway

1.87m x 4.85m

Solid oak flooring, utility closet with shelving and recessed lights.

Guest W.C.

1.42m x 1.76m

Fully tiled, w.c., w.h.b., towel radiator, integrated mirror, shaving light and light fitting.

Living/Dining
Room

4.40m x 9.33m

Solid oak flooring, feature fireplace with granite hearth and gas fire inset, TV point, recessed lights and French doors leading to rear garden.



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Kitchen **7.16m x 3.70m** Tiled flooring, solid oak wall and floor units, granite worktop, gas hob, double oven, extractor fan, integrated fridge freezer, dishwasher, recessed lights, double doors leading into living room, and archway leading into utility room.

Utility Room **1.86m x 2.52m** Plumbed for washing machine, wall and floor storage units, recessed lights and door leading to rear garden.

TV Room Solid oak flooring, integrated shelving and units, recessed lights.



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Landing **2.40m x 4.10m** Hardwood staircase, semi solid flooring, hot-press, attic access and recessed lights.

Master Bedroom Semi solid flooring, fitted wardrobes and vanity unit with mirror, recessed lights and walk-in-wardrobe with shelving.

En-suite Fully tiled, shower cubicle with shower, w.c., w.h.b., mirror with shaving light, heated towel radiator and recessed lights.



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Bedroom 2 **3.12m x 3.75m** Semi solid flooring, fitted wardrobes and recessed lights.

Bedroom 3 **2.80m x 4.35m** Semi solid flooring, fitted wardrobes and recessed lights.

Bathroom **2.65m x 3.77m** Fully tiled, corner bath, shower cubicle with shower, w.c., w.h.b., mirror with shaving light, heated towel radiator, recessed lights and window.



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Attic

Fitted lights and plywood flooring.

Garden

South-east facing with lawn and patio area and mature trees.



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Additional Information:

Gross internal floor area approx.

165 sq.m/1,776 sq. ft

Built in 2005

Central vacuum system

Solid oak doors throughout

Walled surround rear garden

Outside tap

Outside lights

Double side entrance

Services:

Mains Water

Gas central heating

Items Included in sale:

Gas hob, double oven, extractor fan,
integrated fridge freezer and dishwasher.

Entrance Driveway



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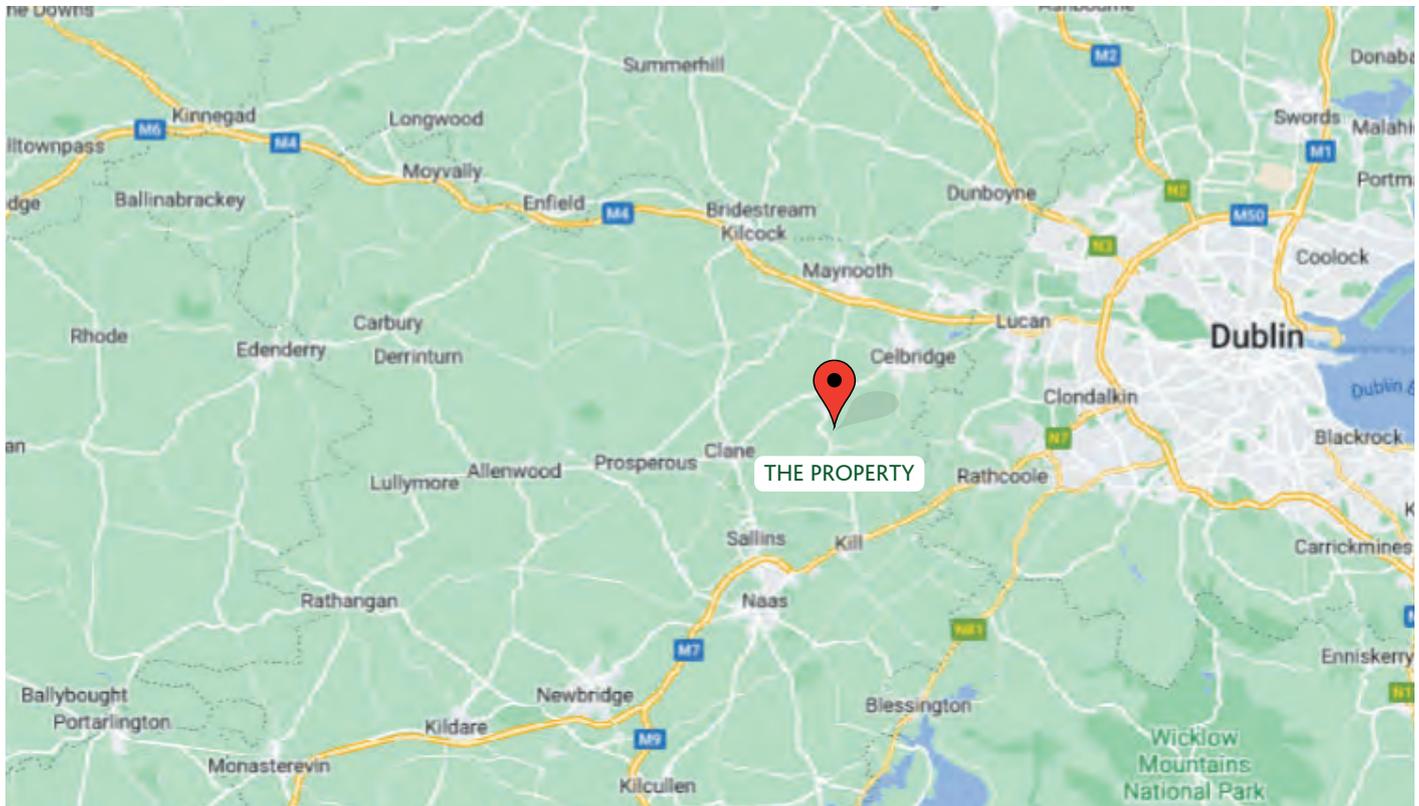


Floor Plans



Directions

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Directions

W23 E7E5

BER

BER C2

Viewing

By prior appointment at any reasonable hour.

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Contact Information:

Jill Wright

016286128

jillw@coonan.com

PSRA No.: 003764.

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For all your mortgage needs contact:

Dermot Horan / Romana Anca

01 505 2718

admin@coonanmortgage.com

coonan.com