

# Residential

**Coonan**  
PROPERTY



## 7 Straffan Drive, Maynooth, Co. Kildare

- Coonan Property proudly presents this immaculate two-bedroom home with spacious attic conversion, extending to approximately 88 sq.m.
- Accommodation comprises entrance hallway, kitchen/dining area, living room, family bathroom, two generous bedrooms including a master ensuite, and a large attic room.
- Presented in excellent condition throughout, recent upgrades include a new condensing gas boiler and composite decking.
- Outside, the property enjoys a generous private driveway and large rear garden featuring a composite deck area, steel shed, and mature trees providing excellent privacy.
- Straffan Wood is ideally located within walking distance of the vibrant university town of Maynooth, offering an excellent selection of shops, cafés, restaurants, schools, and local amenities.
- Superb connectivity, with easy access to the M4 motorway, Maynooth Train Station within walking distance, a Dublin Bus stop at the entrance to the development, and nearby TFI services to Blanchardstown and Naas

2 bedroom terrace  
house extending to  
approx. 88 sq.m  
(947 sq.ft)

Guide Price:

**€395,000**

Private Treaty

# Accommodation

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Entrance  
Hallway  
(Including  
Guest W.C.)

**1.9m x 5.66m**

Laminate flooring, hanging pendant light with shade, thermostat and alarm panel.

Guest W.C.

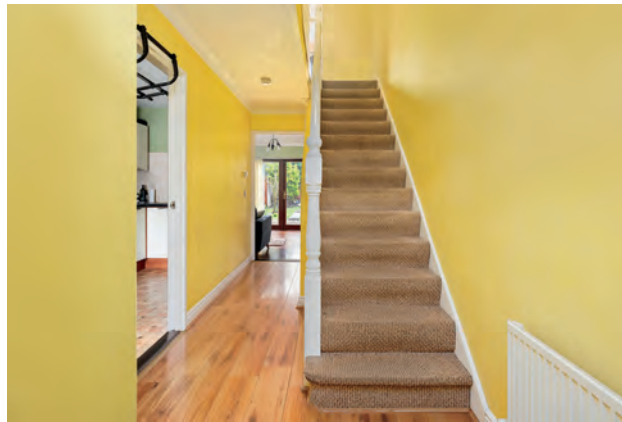
**1.91m x .9m**

Laminate flooring, fitted light, w.c., w.h.b. with built in vanity unit, mirror and extractor fan.

Living Room

**3.88m x 3.59m**

Laminate flooring, fitted spotlights, fitted blinds, thermostat, fire place with quartz hearth and gas fire insert, gas boiler and door leading to rear garden.



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**Kitchen/  
Dining Area**

**2.63m x 6.24m**

Tiled flooring, fitted spotlight, tiled splash back, integrated hob, oven, extractor fan, Bosch dishwasher, stainless steel sink, bay window, fitted roller blinds and curtains.

**Landing**

**1.89m x 3.44m**

Carpet flooring from stairway to landing, hanging pendant light with shade and hot press with fitted wooden shelves.



# Accommodation

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**Master  
Bedroom (Rear)**      **3.88m x 3.37m**

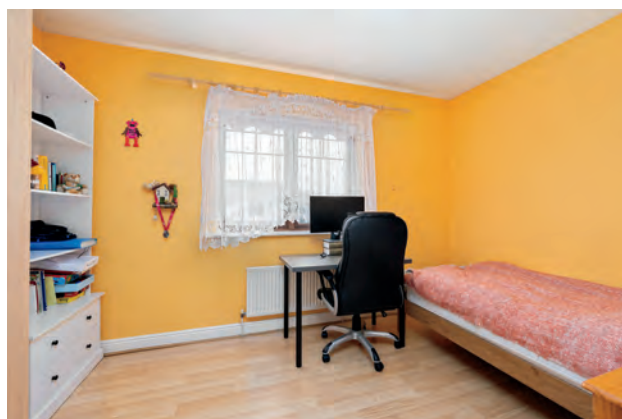
Laminate flooring, hanging pendant light with shade, fitted roller blinds, curtains, fitted wardrobe with sliding doors and mirror.

**En-suite**      **1.05m x 1.69m**

Fully tiled, fitted light, w.c., w.h.b. extractor fan, fitted vanity unit and shower cubicle.

**Bedroom 2  
(Front)**      **2.53m x 3.87m**

Laminate flooring, hanging pendant light with shade, fitted roller blinds, with fitted wardrobes.



# Accommodation

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**Converted  
Attic**

**3.86m x 3.86m**

Laminate flooring, fitted lights, Velux windows and eaves storage space.

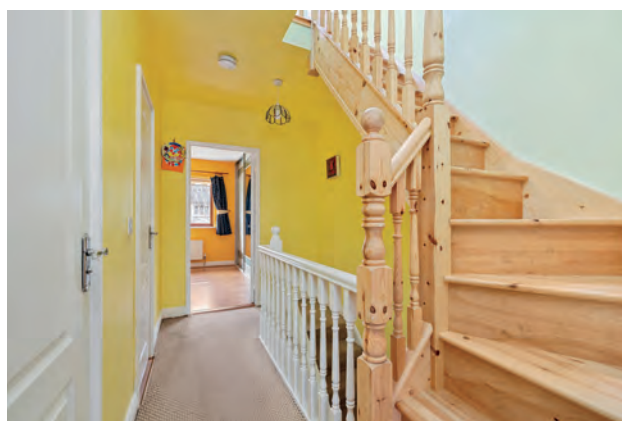
**Family  
Bathroom**

**1.66m x 1.87m**

Fully tiled bathroom, light fitting, extractor fan, w.c., w.h.b., vanity unit with mirror and bath.

**Garden**

Composite decking, stainless steel shed and well maintained lawn.



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## **Additional Information:**

Gross internal floor area approx. 88 sq.m.  
(includes attic space)

Built in 2005

New gas boiler installed 2/3 years ago

Composite decking installed 1.5 years ago

Outside lights

## **Entrance Driveway:**

Ample parking, mature plantings and outdoor lighting.

## **Items Included in sale:**

Light shades, blinds, curtains, hob, oven, extractor fan, steel shed and dishwasher.

## **Services:**

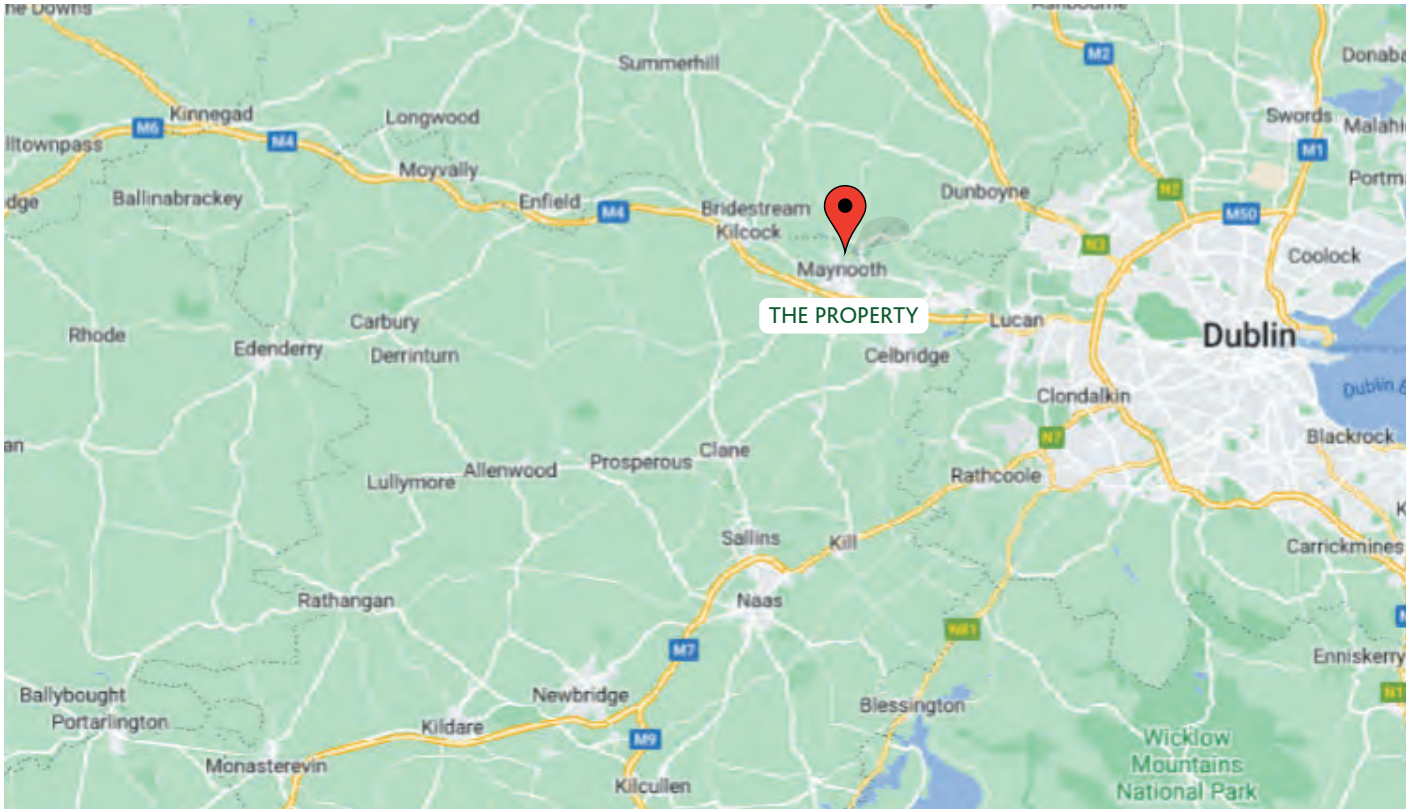
Mains water

Gas fired central heating



# Directions

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## Directions

W23 D9V9

**BER**

**BER B3**

## Viewing

By prior appointment at any reasonable hour.

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Contact Information:

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