



6 The Crescent, Straffan Wood, Maynooth, Co. Kildare

- Coonan Property present an exceptional 3-bedroom home with spacious rear extension and a fantastic 60ft south facing rear garden.
- Spacious accommodation extending to 106sq.m, comprising entrance hallway, living room, guest w.c., kitchen/dining area, utility room, sunroom extension, family bathroom and three large bedrooms with shower area in master bedroom
- Finished to a high standard throughout, features include floor-to-ceiling solid oak kitchen cabinetry, high quality wood flooring and a striking red brick feature wall in the sunroom extension.
- Large, private, south west facing rear garden extending to approx. 18m (60ft) finished with generous lawn area, mature trees, plants and patio area
- Tucked away at the end of a quiet cul-de-sac and overlooking a large green area – ideal for families with young children
- Straffan Wood is within walking distance of the university town of Maynooth with its abundance of shops, café's, bars, retail parks and a selection of fine schools
- Easy access onto M4 motorway, with 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 home
extending to approx.
106 sq.m (1,141 sq.ft)

Guide Price:

€485,000

Private Treaty

Accommodation

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Entrance
Hallway

5.78m x 1.94m

Tiled flooring, coving, recessed lights, alarm panel, radiator cover, under stairs storage, and composite front door.

Guest W.C.

0.87m x 1.83m

Fully tiled, w.c., w.h.b. with built in storage vanity unit, extractor fan and recessed light and wood panel ceiling.

Living Room

**3.44m (max) x
5.2m**

Laminate wood flooring, recessed lights, coving, feature fireplace with black marble hearth and surround and gas fire insert and a bay window with venetian blinds.



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**Kitchen/
Dining Area**

4.67m x 3.46m

Tiled flooring, coving, recessed lights, solid oak fitted floor and wall shaker style units, double oven, electric hob, extractor fan, stainless steel sink, dishwasher and tiled splash back.

Utility Room

1.14m x 1.74m

Tiled flooring, storage cabinets, fully plumbed, gas boiler, shelf units and washing machine.

**Sunroom
Extension**

4.11m x 4.68m

Oak flooring, recessed lights, two Velux windows, red brick feature wall and sliding door leading to rear garden.



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Landing	2.35m x 3.38m	New carpet from stairway to landing, fitted light, hot press with wooden shelves and access to attic via fitted folding ladder.
Master Bedroom (front)	3.2m x 4.41m	Oak wood flooring, recessed lights, coving, fitted wardrobes, venetian blinds.
Shower Area	0.65m x 1.87m	Fully tiled, shower area and vanity area with fitted mirror.



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**Bedroom 2
(Rear)**

2.48m x 3.4m

T&G wood flooring, fitted wardrobes, coving, hanging pendant light, venetian blind and window overlooking the rear garden.

**Bedroom 3
(Rear)**

3.15m x 2.1m

T&G wood flooring, fitted wardrobes, hanging pendant light with shade, coving, venetian blind and window overlooking the rear garden.



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**Family
Bathroom**

2.61m x 1.67m

Fully tiled bathroom, bath with shower screen, w.c., w.h.b., extractor fan, wood panelled ceiling, recessed lights and ventian blinds.

Garden

8.2m x 18m

Patio area, barna shed, flower beds, covered area to the side, timber side gate, outdoor tap, outdoor lights and PVC fascia and soffits.



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Additional Information:

Gross internal floor area approx. 107 sq.m.
Extended 2011
Water pump system
Not overlooked to the front or rear
South/West facing rear garden
Side entrance 2.62m wide
Communal parking

Items Included in sale:

All blinds and light shades, washing machine, dishwasher, double oven, extractor fan, wooden shed, alarm system, radiator cover and hob.

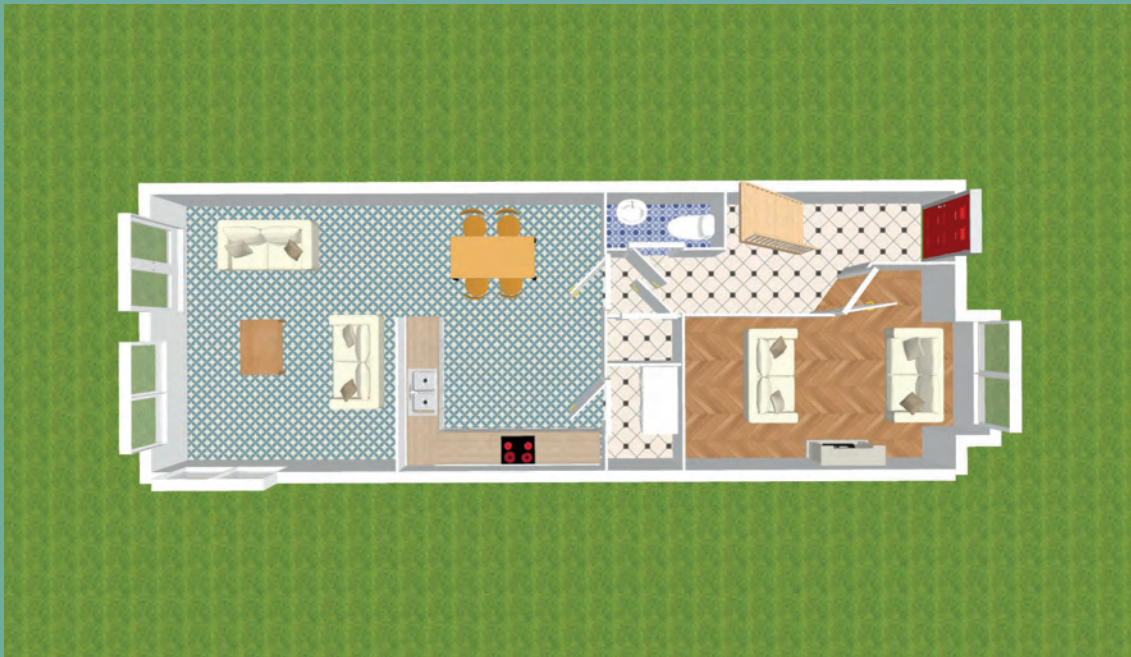
Services:

Mains water
Gas fired central heating



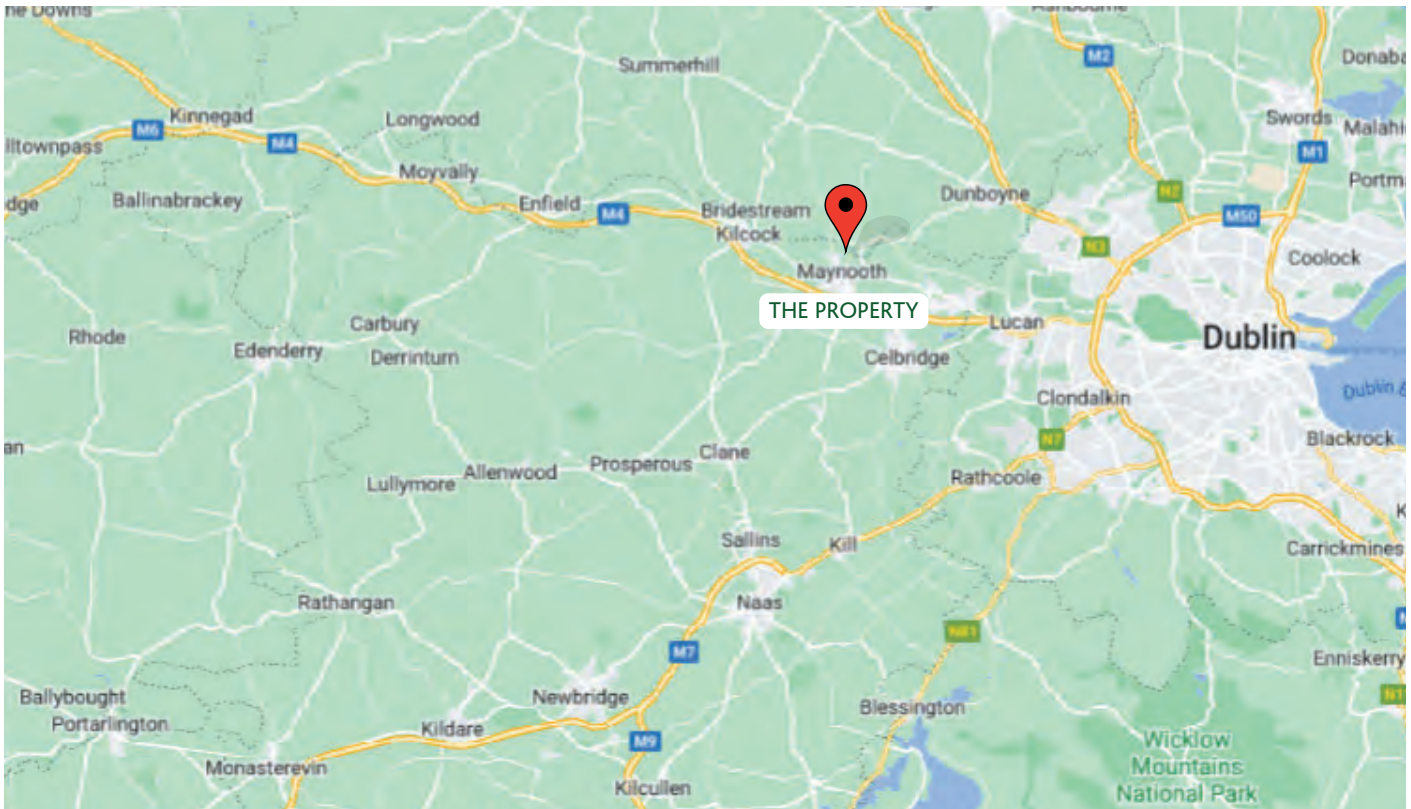
Floor Plans

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Directions

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Directions

W23 H7X6

BER

B2

Viewing

By prior appointment at any reasonable hour.

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Contact Information:

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