

Residential

Coonan
PROPERTY



10 The Darley, Straffan, Co. Kildare

- Coonan Property are delighted to present this exceptional A2- rated, three-bedroom home, located in this most sought after development within Straffan Village
- Spacious and well-appointed accommodation extending to approx. 114 sq.m
- (1,227 sq ft), comprising entrance hallway, living room, kitchen/dining area, guest wc, utility, three bedrooms (main en suite), and family bathroom
- Built in 2022 and now presents in stunning condition, featuring contemporary kitchen and bathrooms, as well as good quality flooring and all finished in stylish and colourful décor
- Sunny and very private south facing rear 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 station, 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 home
extending to approx.
114 sq.m (1,227 sq.ft)

Guide Price:

€575,000

Private Treaty

Accommodation

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Entrance
Hallway

5.34m x 1.84m

Laminate flooring, two light fittings and smart under stairs storage.

Guest W.C.

1.6m x 1.78m

Tiled flooring, half panelled walls, feature wall paper, w.c., w.h.b. with built in vanity unit, fitted mirror with lighting and extractor fan.

Living Room

3.8m x 4m

Laminate flooring, bespoke shelving and tv unit with electric fire, light fitting, curtains, blinds and double Crittall- Style doors leading into kitchen.



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Kitchen/Dining 4.06m x 5.02m

Laminate flooring, fitted wall and floor units, matching worktop and upstand, double oven, induction hob, extractor fan, integrated dishwasher, integrated microwave, vertical radiator, recessed lights, light fittings, two Velux windows, double French doors leading to rear garden and double doors leading into living room.

Utility Room 1.4m x 2.05m

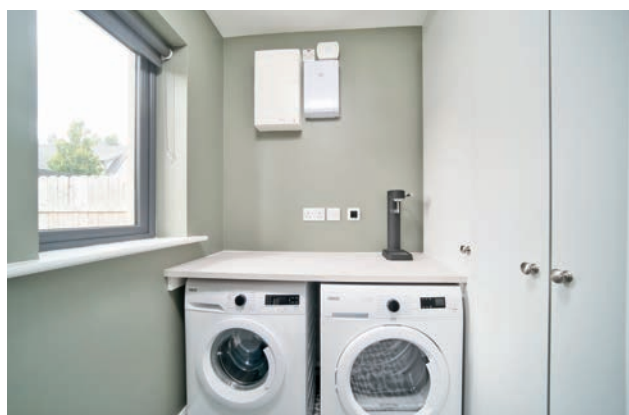
Tiled flooring, built in storage units, fully plumbed, washing machine, dryer, light fitting and blinds.

Landing 5.51m x 2m

Carpet runner on stairs, carpet, blinds and light fittings.

Bedroom 2 3.56m x 3.64m

Carpet, fitted wardrobes, light fitting, curtains and blinds.



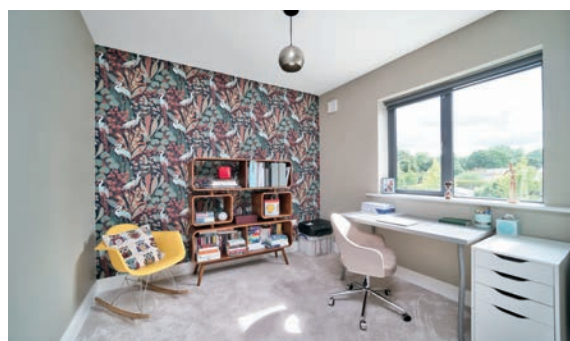
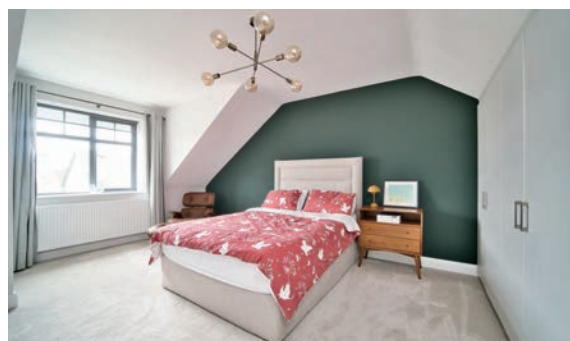
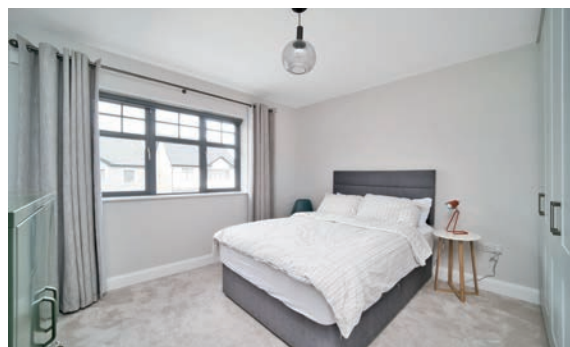
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Bedroom 3 **3.59m x 2.83m** Carpet, light fitting and blinds.

Bathroom **1.61m x 2.81m** Tiled flooring, semi tiled walls, shower cubicle with monsoon shower, w.c. w.h.b., fitted mirror with lighting and main light fitting.

2nd Floor Landing **1.28m x 1.51m** Carpet and Velux window.



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**Master
Bedroom**

4.35m x 5.48m

Carpet, fitted wardrobes, blinds, TV point and access to eaves storage.

En-suite

1.26m x 2.55m

Tiled flooring, semi tiled wall, oversized shower cubicle with monsoon shower, w.c., w.h.b. with built in vanity unit, fitted mirror with lighting and light fitting.

Garden

10.5m x 6.04m

South west facing garden with patio area.



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Additional Information:

Gross internal floor area approx. 114sq.m
(1,227 sq. ft)
Built in 2022
Fully alarmed
Outside tap
Recessed lighting
Cobble locked driveway with space for 2 cars
Stone clad exterior finish
EV charger included

Services:

Mains water
Air to water heat pump with multi zone controls

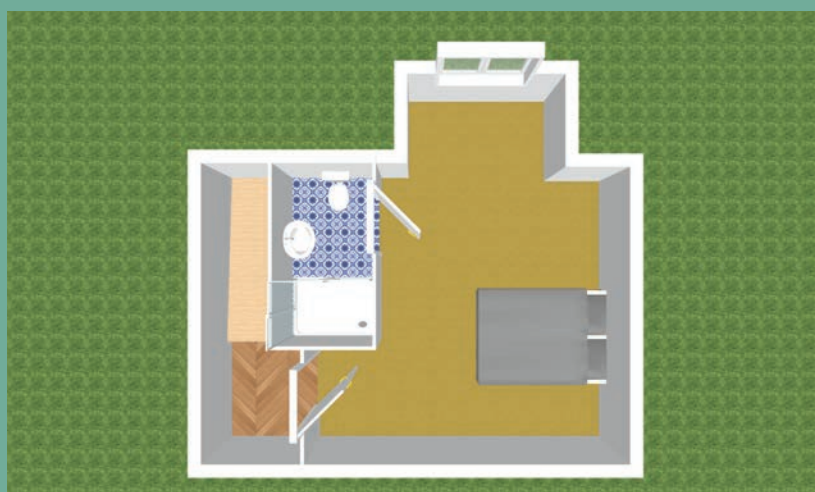
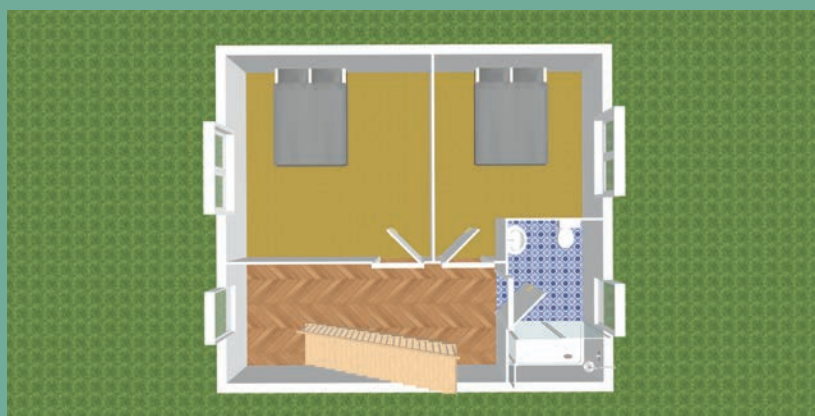
Items Included in sale:

Double oven, induction hob, extractor fan, integrated dishwasher, integrated microwave, washing machine, tumble dryer, light fittings, curtains and blinds.



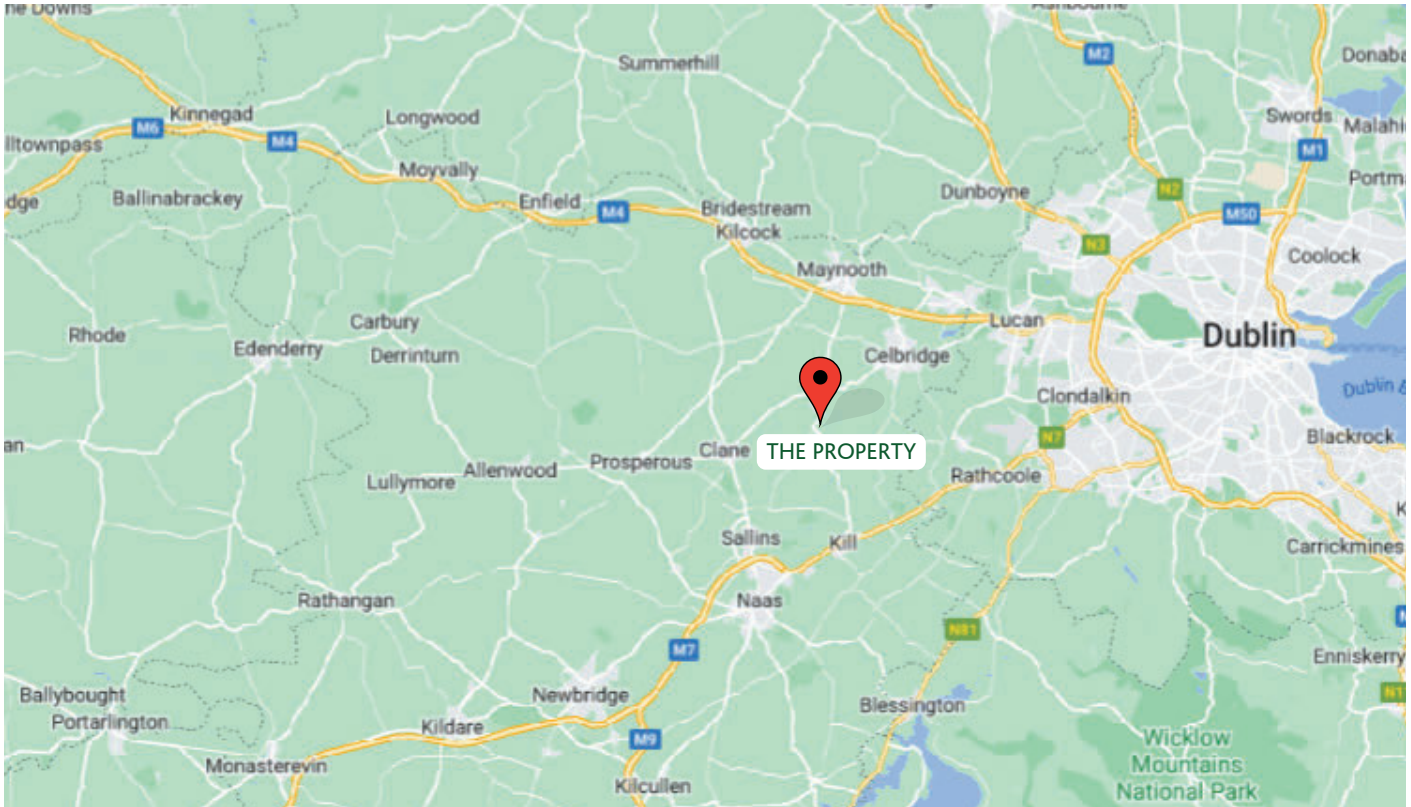
Floor Plans

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Directions

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Directions

W23 CAV6

BER

BER A2

Viewing

By prior appointment at any reasonable hour.

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Contact Information:

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