

# 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

**Coonan**  
PROPERTY

Entrance Hallway	<b>5.34m x 1.84m</b>	Laminate flooring, two light fittings and smart under stairs storage.
Guest W.C.	<b>1.6m x 1.78m</b>	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	<b>3.8m x 4m</b>	Laminate flooring, bespoke shelving and tv unit with electric fire, light fitting, curtains, blinds and double Crittall- Style doors leading into kitchen.



# Accommodation

**Coonan**  
PROPERTY

## 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.



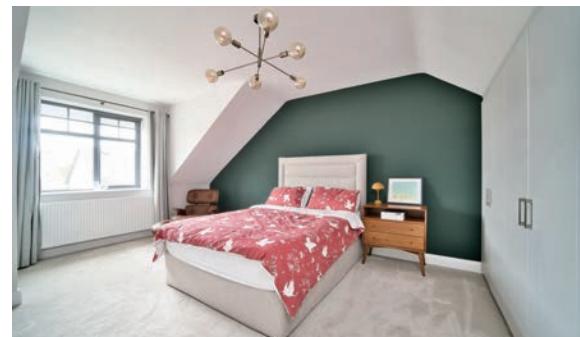
# Accommodation

**Coonan**  
PROPERTY

**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.

**2<sup>nd</sup> Floor Landing** **1.28m x 1.51m** Carpet and Velux window.



# Accommodation

**Coonan**  
PROPERTY

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.



# Accommodation

**Coonan**  
PROPERTY

## 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

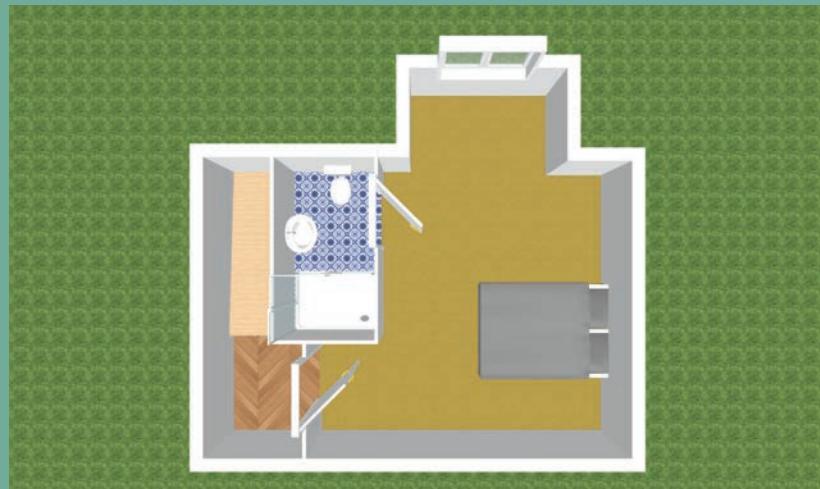
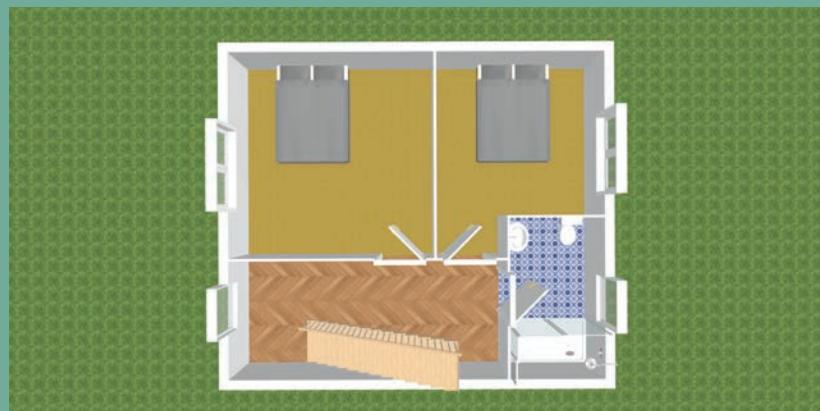
## Items Included in sale:

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



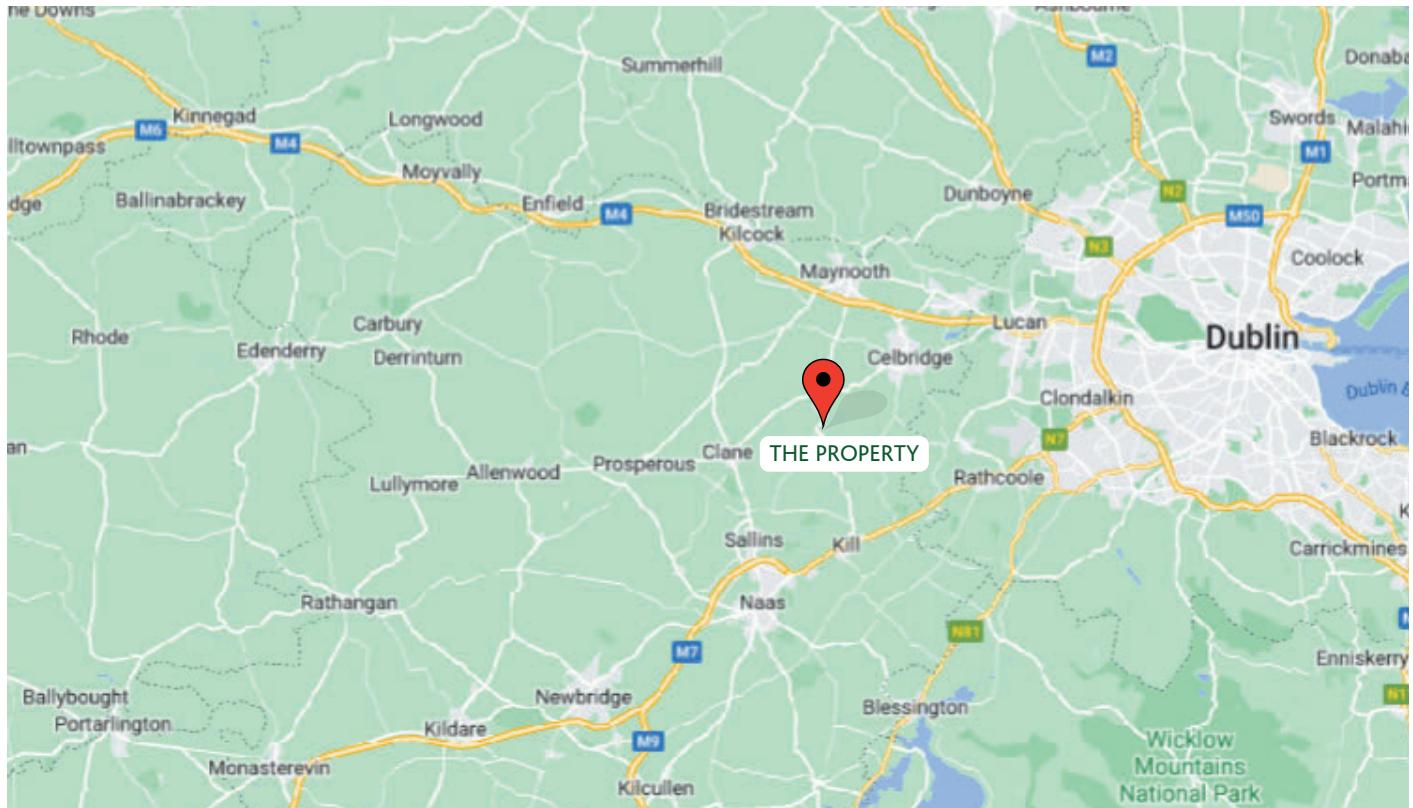
# Floor Plans

**Coonan**  
PROPERTY



# Directions

**Coonan**  
PROPERTY



## Directions

W23 CAV6

## BER

**BER**A2

## Viewing

By prior appointment at any reasonable hour.

**Coonan**  
PROPERTY

### Contact Information:

Mick Wright  
016288400  
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](http://coonan.com)