

Residential

Coonan
PROPERTY



12 An Lumann, Straffan, Co. Kildare

- A beautifully maintained A-rated former show home offering four bedrooms and extending to 133.4 sq m, presented for sale with all contents included
- Accommodation comprises of an entrance hallway, kitchen/dining area, utility room, living room, four bedrooms, an en-suite, and a family bathroom
- Approached via a cobble-lock driveway, this attractive stone-clad residence offers parking for up to three cars, with additional guest parking conveniently located opposite
- Finished to an exceptional standard, featuring white quartz worktops on the kitchen units and island, Villeroy & Boch sanitary ware, serrated ash feature wall panels, a selection of bespoke artwork, Roman blinds, and designer light fittings
- Idyllic location situated in the picturesque village of Straffan, beside the national school, home to The K-Club and an array of local amenities including café, shop/petrol garage, pub, and extensive sporting facilities including world renowned golf courses, equestrian facilities & GAA club
- 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

4 bedroom home
extending to approx.
133 sq.m (1,436 sq.ft)

Guide Price:
€675,000

Private Treaty

Accommodation

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Entrance
Hallway

2.14m x 2.39m

Semi solid flooring, hardwood staircase, under stairs storage and feature light fitting.

Guest W.C.

1.55m x 1.44m

Tiled floor, w.c., w.h.b., towel rail, selection of art work, extractor fan and feature light fitting.

Living Room

4.56m x 6m

Serrated ash panelling, semi solid floor, integrated television cabinets & shelving, curtains, recessed lights, feature light fittings, couches, stand table, art work, pouffe coffee table, bespoke rug and storage area.



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Kitchen/Dining 4.58m x 6.5m

Fully fitted kitchen featuring quartz worktops and island, semi-solid flooring, integrated oven, electric hob, extractor fan, integrated fridge freezer and microwave. The island unit incorporates a sink, dishwasher and bin storage. Finished with feature light fittings, table and chairs, curtains, and double French doors leading to the rear garden.

Utility Room 1.43 x 2.14m

Semi solid flooring, washing machine and light fittings.



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Landing	1m x 4m	Carpet, attic access, light fitting & selection of art work.
Master Bedroom	3.86m x 3.47m	Carpet, fitted wardrobes, bedside lockers, lights, drawers, double bed, roman blinds and light fitting.
En-suite	1.71m x 2.18m	Tiled flooring, semi tiled walls, shower cubicle with power shower, w.c., w.h.b., heated towel rail, extractor fan, fitted mirror and window.



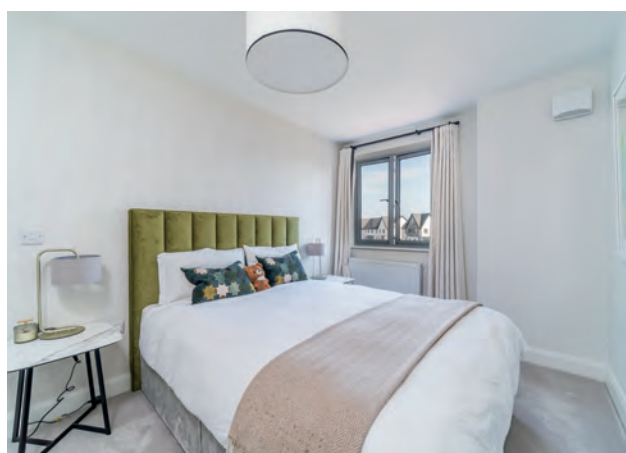
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Bedroom 2 **3.51m x 3.47m** Carpet, fitted wardrobes, bed, bedside lockers, curtains.

Bedroom 3 **4.33m x 2.65m** Carpet, fitted wardrobes, roman blinds, bed.

Bedroom 4 **2m x 4.87m** Carpet, fitted wardrobes, roman blinds, selection of art and feature light fitting.



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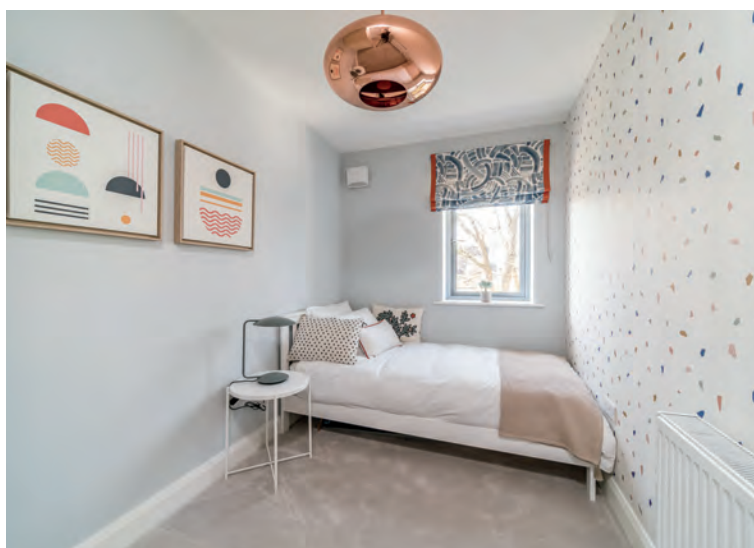
Bathroom

2.49m x 1.8m

Tiled flooring, semi tiled walls, bath with shower screen, w.c., w.h.b., heated towel rail, light fitting, extractor fan, fitted mirror and window.

Garden

Private lawn area with wall surround, stainless-steel shed & side gate to driveway.



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Additional Information:

Data points & digital tv connection
Wired for high speed broadband
Demand control ventilation system
Thermostatic zoned heating control for each floor
Gated side entrance
PVC fascia and soffits
Suitable for attic conversion
EV charger

Entrance Driveway:

Cobble locked drive, electric car charger.

Items Included in sale:

EV charger, Integrated oven, electric hob, extractor fan, integrated fridge freezer, integrated microwave, roman blinds, furniture including beds, couches, tables and chairs, curtains, selection of art and feature light fittings.

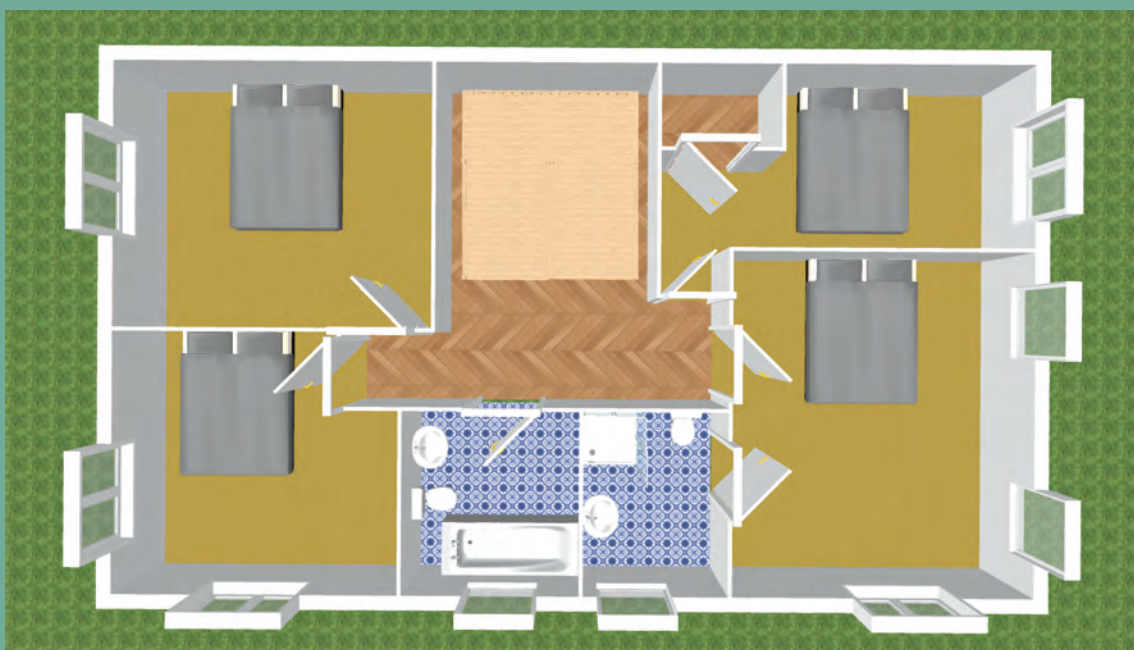
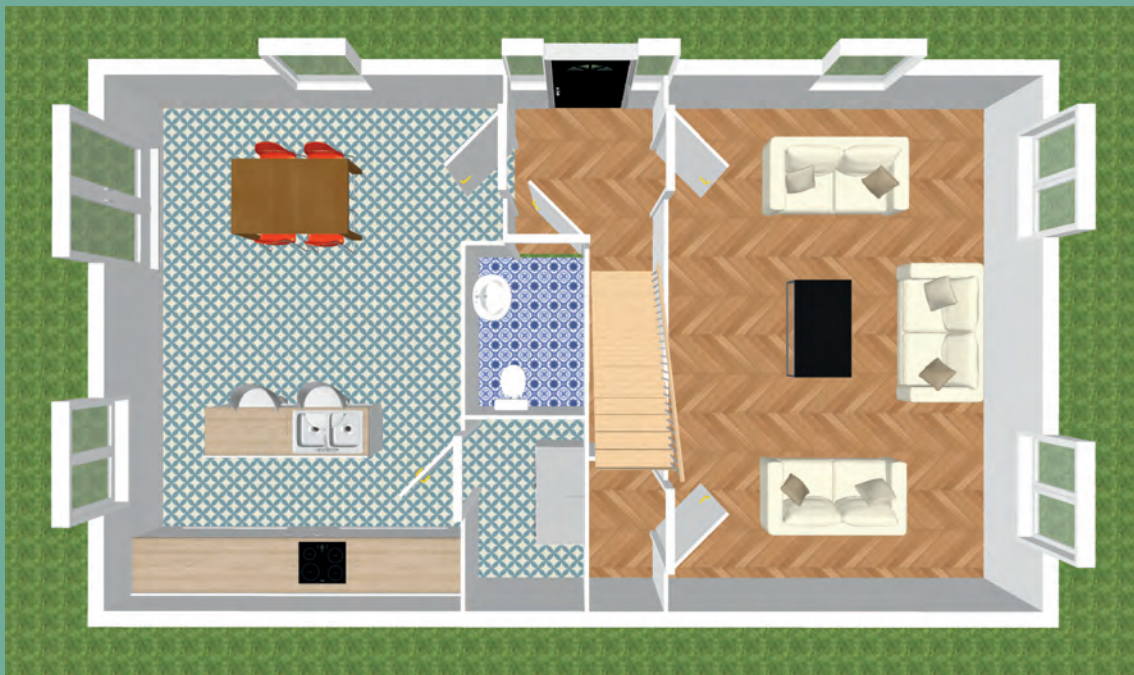
Services:

Mains water
Air to water heat pump



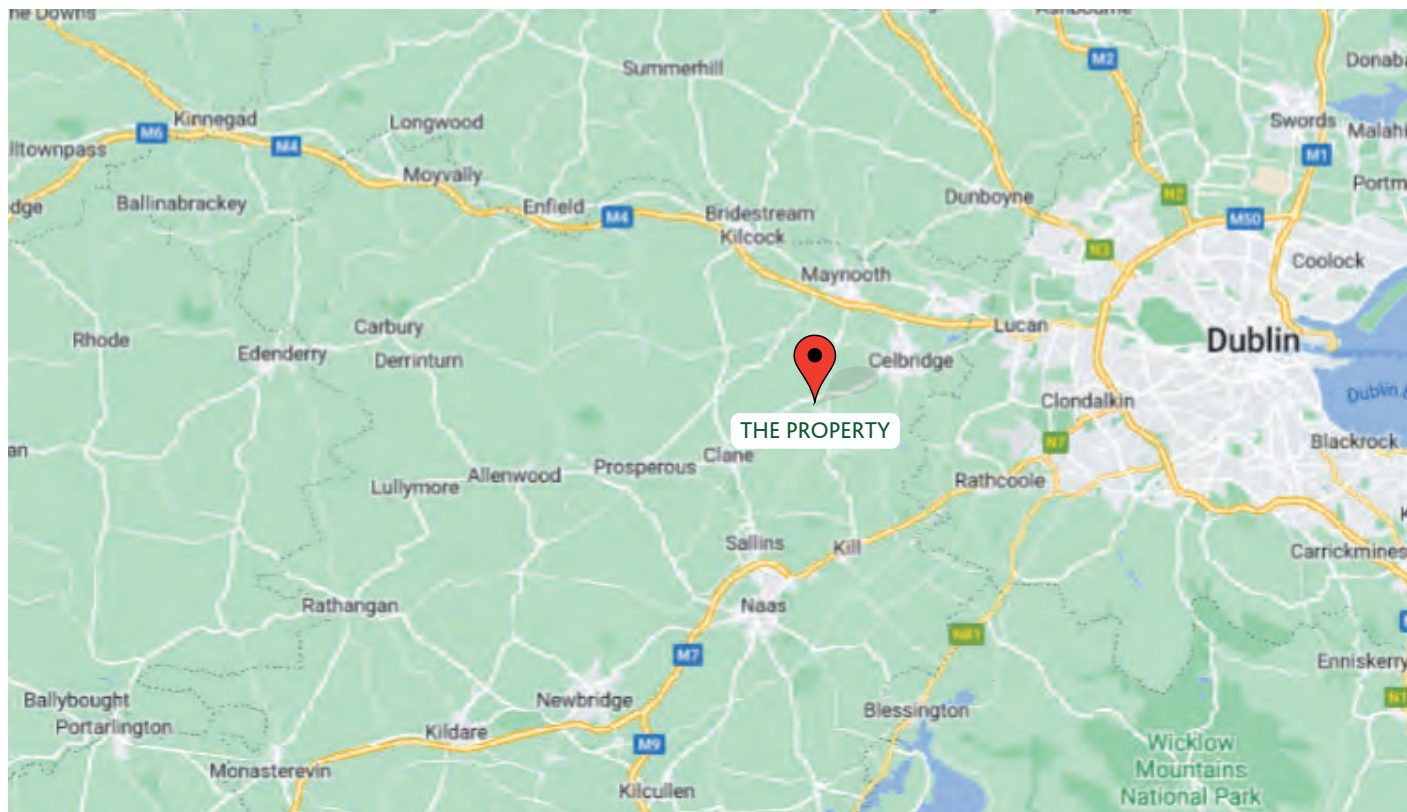
Floor Plans

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Directions

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Directions

W23 AY2P

BER

BER A2

Viewing

By prior appointment at any reasonable hour.

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Contact Information:

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