

Residential

Coonan
PROPERTY



Oakwood, Ladycastle Upper, Straffan, Co. Kildare

- Coonan Property are pleased to present this rare opportunity to acquire a mid-terraced cottage with an exceptional rear garden extending to approx. 0.6 acre
- Extending to approx. 98 sq.m (1,055 sq.ft), the accommodation includes hallway, living room, dining room, kitchen, conservatory, two bedrooms and a family bathroom
- Convenient rear vehicular access via a side entrance opens directly into the expansive garden
- The large rear garden offers outstanding potential to refurbish and extend into a superb family home
- Well-connected location with quick access to Dublin via the M4 (Maynooth), N7 (Kill), and nearby commuter rail services
- Peaceful rural setting just minutes from Straffan Village with its shop, café, sporting facilities, excellent primary school and the renowned 5-star K Club Resort
- An increasingly rare chance to renovate and personalise a home on a substantial site in sought-after Straffan

**2 bedroom mid-terrace
cottage extending to
approx. 98 sq.m
(1,055 sq.ft)**

Guide Price:

€450,000

Private Treaty

Accommodation

Coonan
PROPERTY

Entrance Porch **3.88. x 1.33m**

Ceramic tiled flooring and light fitting.

Entrance
Hallway **(4.8m x 1.03m) +
(3.85m x 0.78m)**

Timber flooring, light fitting and coving.

Living Room **2.92m x 4.10m**

Timber flooring, feature fireplace with granite hearth and Henley wood burning stove, coving and light fitting.



Accommodation

Coonan
PROPERTY

Dining	4.53m x 4m	Timber flooring, light fitting, double door into conservatory and access to kitchen area.
Kitchen	2.7m x 4.44m	Tiled flooring, wall and floor units, oven, gas hob (connected to gas cylinder) and stainless steel sink.
Conservatory	2.3m x 4.61m	Floor covering, double door leading to back garden.
Master Bedroom	3.72m x 3.27m	Facing to the front Laminate wood flooring, light fitting and net curtains.



Accommodation

Coonan
PROPERTY

Bedroom 2	6.1m x 2.3m	Facing the back garden Laminate wood flooring, light fitting, Velux window and curtains.
Bathroom	2.75m x 1.62m	Fully tiled, bath, separate shower cubicle with electric Triton shower, w.c., w.h.b., Velux window, extractor fan and light fitting.
Garden		Bordered by mature trees and hedging, apple trees, deck area, steel shed, timber shed and gated vehicular access.



Accommodation

Coonan
PROPERTY

Additional Information:

Gross internal floor area approx. 98 sq.m
Vehicular access to main road at the end of the terrace
Outside lights
Outside tap
PVC fascia and soffits
Double glazed windows
Security light

Services:

Septic tank
Oil fired central heating

Items Included in sale:

Oven, gas hob, light fittings and curtains.

Driveway Entrance:

Cobble locked drive with parking for two cars.



Accommodation

Coonan
PROPERTY



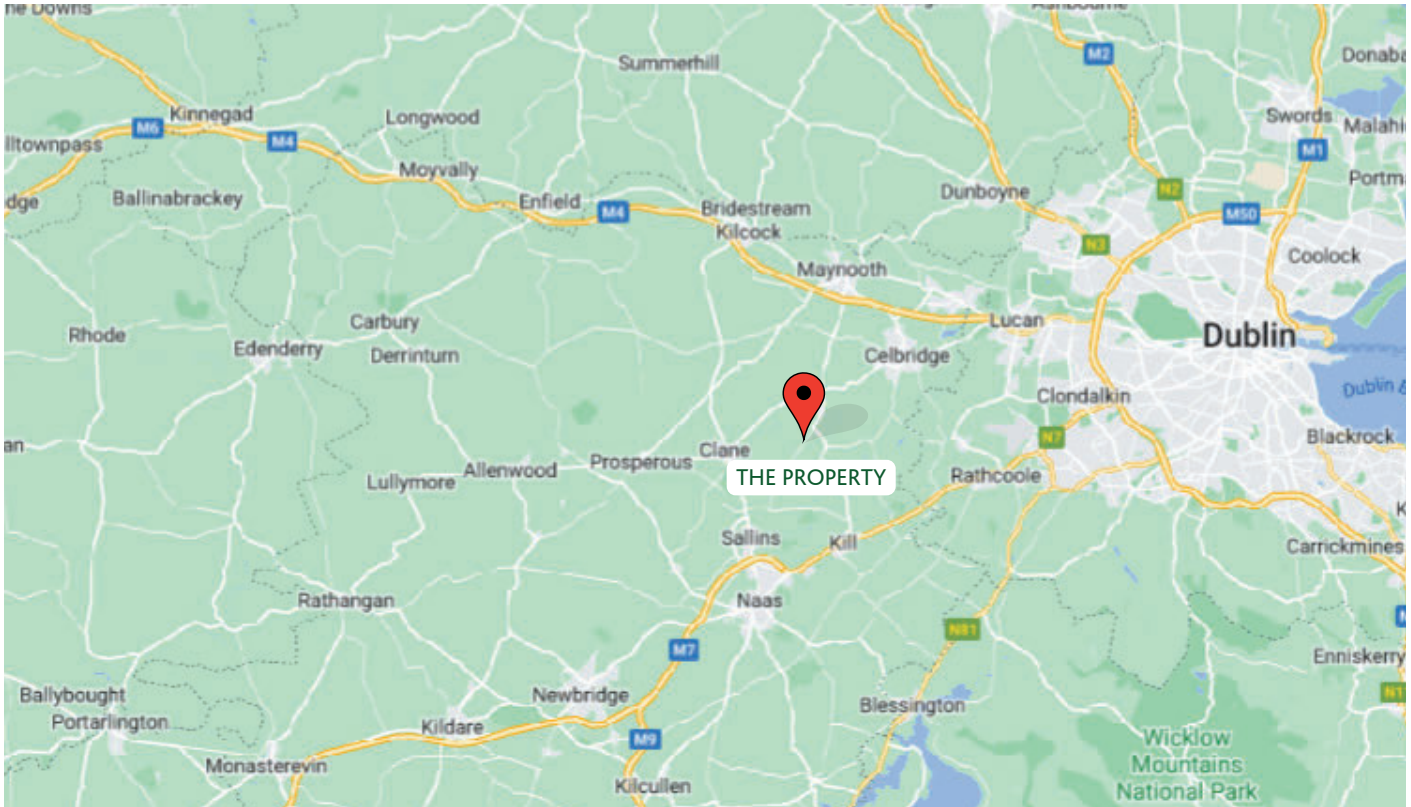
Floor Plans

Coonan
PROPERTY



Directions

Coonan
PROPERTY



Directions

W23 Y652

BER

TBC

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