



Coonan
PROPERTY

**115 LEINSTER WOOD, CARTON
DEMESNE**

Maynooth, Co. Kildare

115 Leinster Wood, Carton Demesne, Maynooth, Co. Kildare

Exceptional 6 bedroom detached residence extending to approx.
328 sq.m., occupying one of the finest private sites within the
prestigious Carton House Estate.



6 Bedrooms



2 Reception Room



7 Bathrooms

For Sale by Private Treaty

Guide Price:

€1,695,000

coonan.com





The Property

- Coonan Property are delighted to present this exceptional six-bedroom detached residence extending to approx. 328 sq.m., occupying one of the finest private sites within the prestigious Carton House Estate.
- Architecturally impressive family home offering beautifully proportioned accommodation including a striking double-height vaulted living room, open-plan kitchen/dining area, family room, six bedrooms, six bedrooms inc. 5 with en-suite bathrooms, basement level and guest WC.
- Beautifully presented throughout with an exceptional standard of finish, generous room proportions and an abundance of natural light, creating a home of outstanding quality and comfort
- Versatile basement accommodation provides the ideal space for a home cinema, gym, games room, wine cellar, workshop or home office
- Magnificent private gardens extending to approx. 0.33 acres, beautifully landscaped and bordered by a tranquil tributary of the River Rye, creating a rare sense of privacy and natural beauty
- Set within the exclusive Carton Demesne, surrounded by over 1,100 acres of historic parkland and woodland, offering an unrivalled lifestyle in one of Ireland's most prestigious residential settings
- Residents enjoy access to the exceptional amenities of Carton House, including two championship golf courses, a five-star hotel, luxury spa, leisure facilities, woodland walks and scenic parkland
- Ideally located just minutes from Maynooth town, Maynooth University, excellent schools and the M4 motorway, providing easy access to Dublin City Centre and Dublin Airport





Accommodation

Entrance Hallway

4.65m x 7.8m

High quality natural linoleum flooring, coving, recessed lights and under stair storage.

Guest W.C.

1.44m x 1.37m

Fully tiled, w.c., w.h.b., recessed lights and extractor fan.

Kitchen/Dining Room

5.11m x 7.74m

High quality natural linoleum flooring, high gloss wall and floor units, quartz worktop & island, integrated double Siemen's oven and steam oven, induction hob, integrated dishwasher, recessed lights, coving, double doors to living room, double doors to playroom and double doors to rear garden.

Play Room

5.3m x 3.25m

Engineered cherrywood flooring, TV point, coving, recessed lights and blinds.

Living Room

5.93m x 7.22m

Full vaulted ceilings, large windows throughout, roman blinds, feature fireplace with solid fuel stove and quartz surround and slate hearth, double doors leading into kitchen, double doors to the garden and light fittings.

First Floor Landing

5.67m x 3.46m

Carpet, hot-press, recessed lights and coving.

Bedroom 2

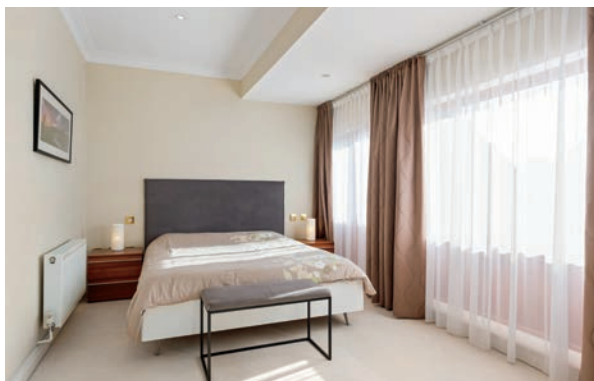
7.16m x 2.96m

Carpet, fitted wardrobes, recessed lights, coving and curtains.

En-suite

1.63m x 3.21m

Fully tiled, w.c., w.h.b. with built in vanity units, shower cubicle with integrated toiletries shelf, vertical heated towel rail, light fitting and extractor fan.







Accommodation

Bedroom 3

5.64m x 3.72m

Carpet, fitted wardrobes, recessed lights, coving and curtains. Shared access to Jack & Jill bathroom

Jack & Jill Bathroom

2.53m x 1.83m

Tiled flooring, semi tiled wall, w.c., w.h.b. bath with shower screen, coving, recessed lights and extractor fan.

Bedroom 4

4.32m x 3.4m

Carpet, fitted wardrobes, recessed lights, coving, roller blind and curtains.

En-suite

1.64m x 1.65m

Tiled flooring, semi tiled walls, w.c., w.h.b. with built in vanity units, shower cubicle, vertical heated towel rail, mirror, light fitting and extractor fan.

Bedroom 5

3.35m x 3.58m

Carpet, recessed lights, coving, curtains and free-standing wardrobe.

Second Floor Landing

2.93m x 2.22m

Carpet, attic access, Velux window.





Accommodation

Bedroom 1

9.51m x 4.9m

Carpet, recessed lights, three Velux windows, balcony overlooking gardens.

Walk-In-Wardrobe

2.98m x 2.47m

Fully railed, shelved and drawers.

En-suite

2.86m x 2.76m

Tiled flooring, semi tiled walls, bath, shower cubicle, Velux window, w.c. w.h.b., toiletry shelf, vertical heated towel rail, fitted mirror and shaving light.

Bedroom 6

3.4m x 4.9m

Carpet, two Velux windows and curtains.

En-suite

3m x 2.35m

Tiled flooring, semi tiled wall, shower cubicle, w.c. w.h.b., heated towel rail, fitted mirror, shaving light extractor fan and Velux window.

Basement

4.95m x 5.74m

Currently used as a work shop, concrete flooring, light fittings, separate storage room which houses central vacuum system and water tank (4.12m x 1.47m).

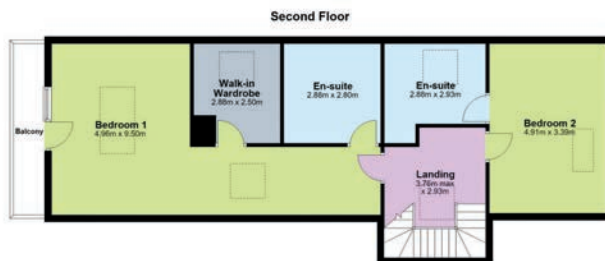
Garden

Red robin hedge surround, sandstone patio area, benches, numerous seating areas with mature planting and trees.

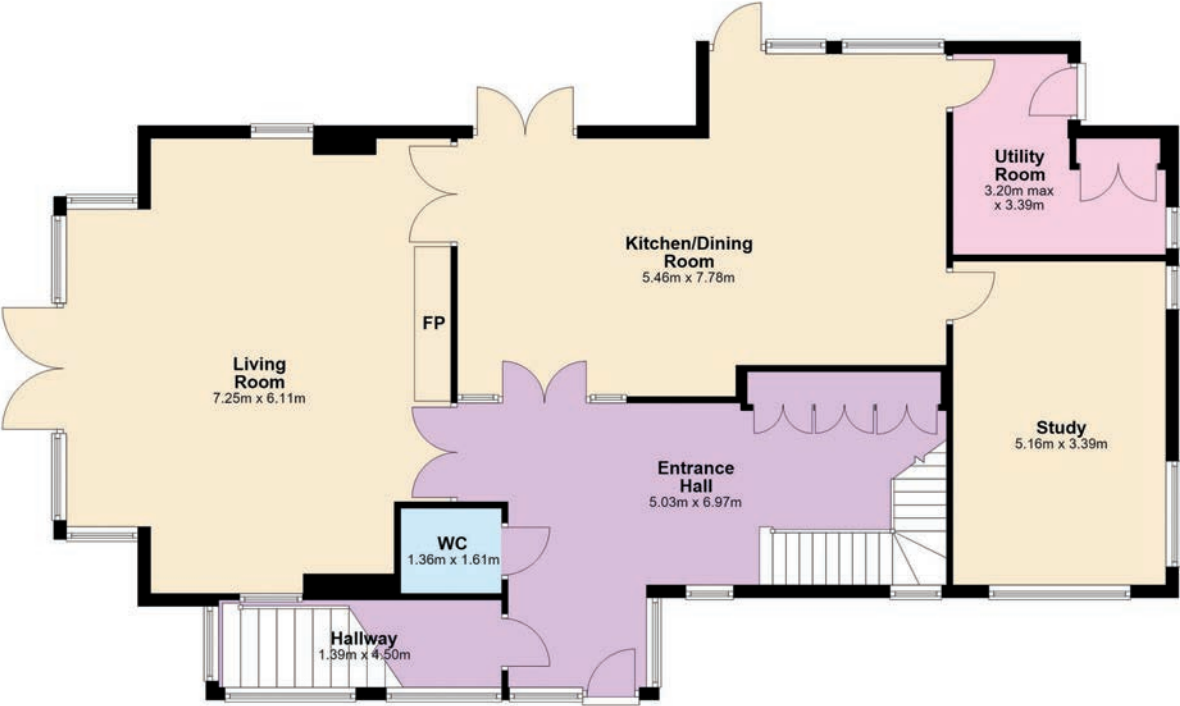








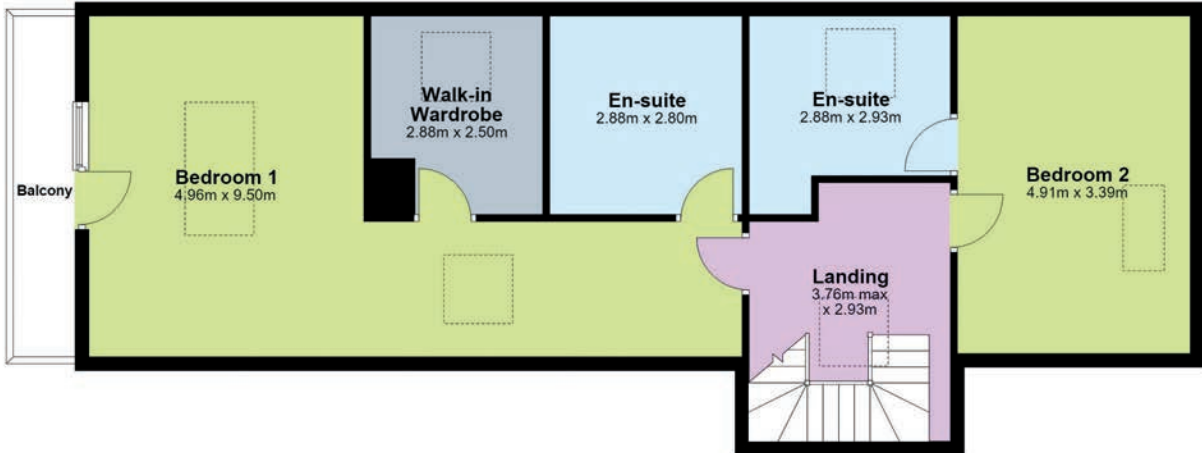
Ground Floor



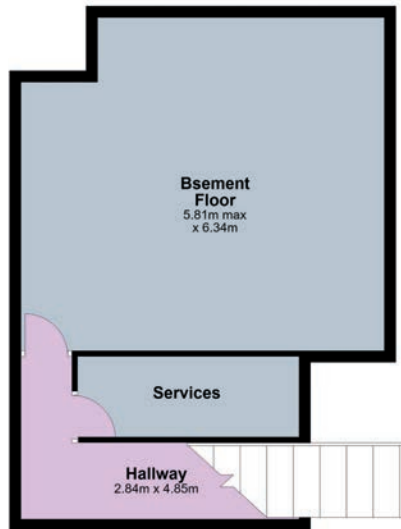
First Floor



Second Floor



Basement





Additional Information:

Gross internal floor area approx. 328 sq.m (3,531 sq. ft)

Built in 2006

Central vacuum system

Fully alarmed

Vilroy & Boch sanitary ware

Outside sockets

Outside tap

Barna shed with power

Items Included in sale:

Integrated double Siemen's steam oven, induction hob, integrated dishwasher, recessed lights, light fittings and roller blinds.

Services:

Mains water

Gas fire central heating

Entrance Driveway and Walkways:

Resin walkway and patio surrounding house, tarmacadam driveway, mature Red Robin hedging and sandstone cobble wall.



DIRECTIONS

Eircode: W23 P9V0

BER



VIEWING

By appointment at any convenient time

CONTACT INFORMATION

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