

Residential

Coonan
PROPERTY



81 Carton Wood, Maynooth, Co. Kildare

- Coonan Property present this immaculate A rated 4 bedrooms home extending to 140sq.m, located just minutes from Maynooth Town Centre
- Spacious accommodation comprises main hallway, living room, open plan kitchen/dining room, utility room with w.c., 4 bedrooms and family bathroom
- Presented in immaculate, turnkey condition—meticulously maintained and ready for immediate occupation
- Bright and spacious open plan kitchen/dining/living area finished with quartz countertop and breakfast bar, additional lounge area and separate utility room
- A hugely popular development which includes on site crèche, numerous open green spaces and play area
- Carton Wood offers easy access to all local amenities including shops at Carton Retail Park, schools and a fine selection of café's, bars and restaurants just a short walk away in Maynooth town centre
- Excellent transport links with Maynooth railway station, Dublin bus services and the M4 motorway all easily accessible

**4 bedroom semi-detached house
extending to approx.
140 sq.m (1,507 sq.ft)**

**Guide Price:
€675,000**

Private Treaty

Accommodation

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Entrance
Hallway

**3.9m x 2m,
1.9m x 1.7m**

Tiled flooring, hanging pendant light with shade, alarm panel and storage under stairway with soft close sliding drawers.

Guest W.C.

2m x 1.8m

Tiled flooring, light fitting, w.c., w.h.b., window and extractor fan.

Living Room

4.9m x 4.4m

Carpet flooring, bay window with plantation shutters, hanging pendant light with shade, electric fire place, thermostat and TV point.



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Kitchen/ Dining Area

4.7m x 5.5m

Open plan space with tiled flooring, recessed lights and a hanging pendant light, floor to wall kitchen cabinets, integrated fridge/freezer, double oven, microwave, hob, extractor fan, quartz worktop, sliding glass doors that leads to the rear garden, breakfast bar with additional storage, integrated dishwasher and a stainless-steel sink.

Lounge Area

4.3m x 3.2m

Open plan space combined with kitchen, tiled flooring, Velux window and TV point.



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Utility Room **1.6m x 1.6m**

Tiled flooring, light fitting, gas boiler, fully plumbed with counter top and door leading to side entrance.

Landing **(2.1m x 3.4m)+
(1.9m x 1m)**

Carpet flooring from stairway to landing, access to attic space, hanging pendant light with shade, thermostat and a hot press with shelving.

**Master
Bedroom
(Front)** **3.1m x 4.3m**

Carpet flooring, hanging pendant light with shade, fitted sliding door wardrobes, plantation shutters and curtains.



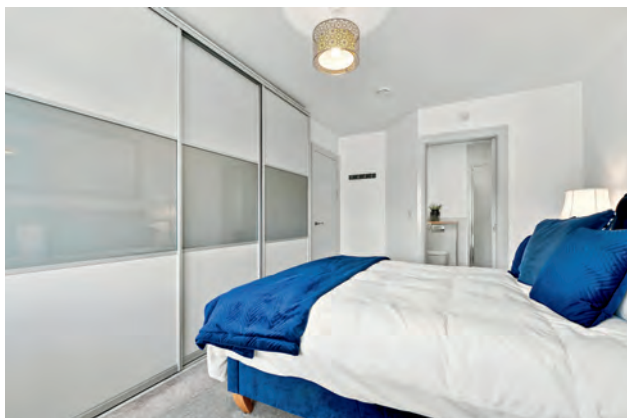
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En-suite **1.8m x 2.1m** Tiled flooring, semi tiled walls, light fitting, extractor fan, w.c., w.h.b. with fitted vanity unit, fitted mirror, shower cubicle with tiled surround and a heated vertical towel rail.

Bedroom 2 (Front) **2.9m x 2.9m** Carpet flooring, hanging pendant light with shade, plantation shutters and fitted wardrobe with shelves.

Bedroom 3 **2.7m x 3.4m** Carpet flooring, hanging pendant light with shade, curtains and fitted wardrobe.



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Bedroom 4

3.8m x 3m

Carpet flooring, hanging pendant light with shade, curtains and fitted wardrobe.

Family Bathroom

2.4m x 1.7m

Tiled flooring with a tiled wall, w.c., w.h.b. with fitted vanity unit and fitted mirror, heated vertical towel rail, extractor fan, window, bathtub and shower screen.

Garden

Cobble lock patio, lawn area, outdoor tap, outdoor light and outdoor sockets.



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Additional Information:

Gross internal floor area approx. 140.4 sq.m.
Built in 2019
8 solar panels
PVC fascias and soffits surround
Not overlooked from rear
Water pump

Entrance Driveway:

Cobble lock driveway with space for 2 cars, outdoor light, and side gate.

Items Included in sale:

Double ovens, microwave, hob, extractor fan, dishwasher, all light shade, blinds and curtains.

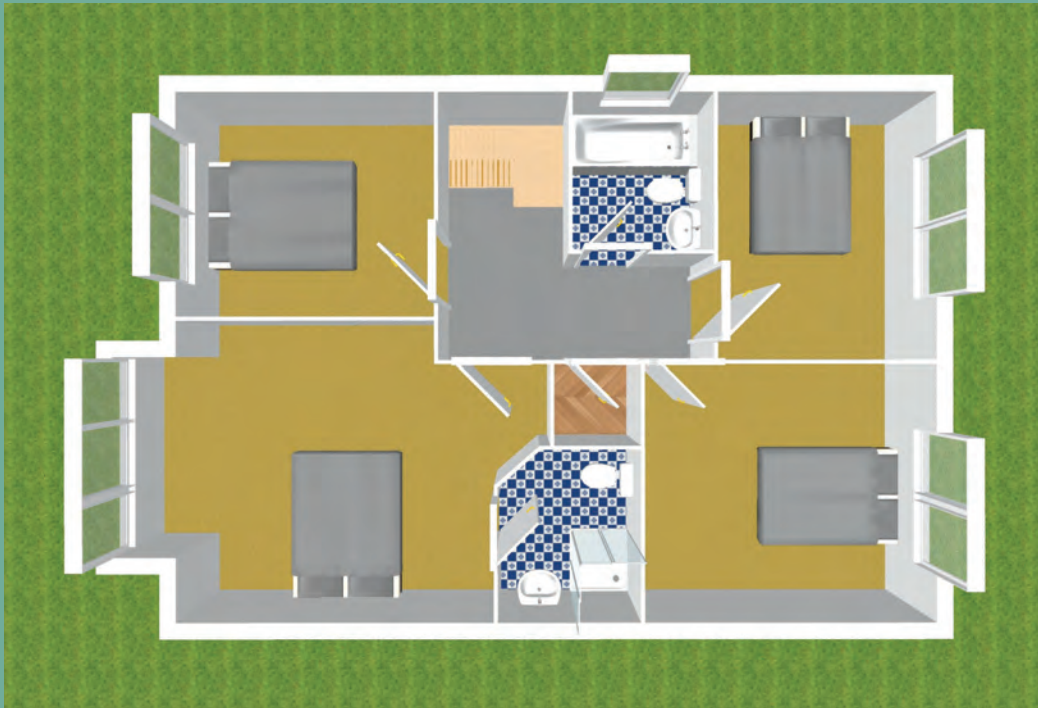
Services:

Gas Fired Central Heating
Mains Water
Mains Sewerage



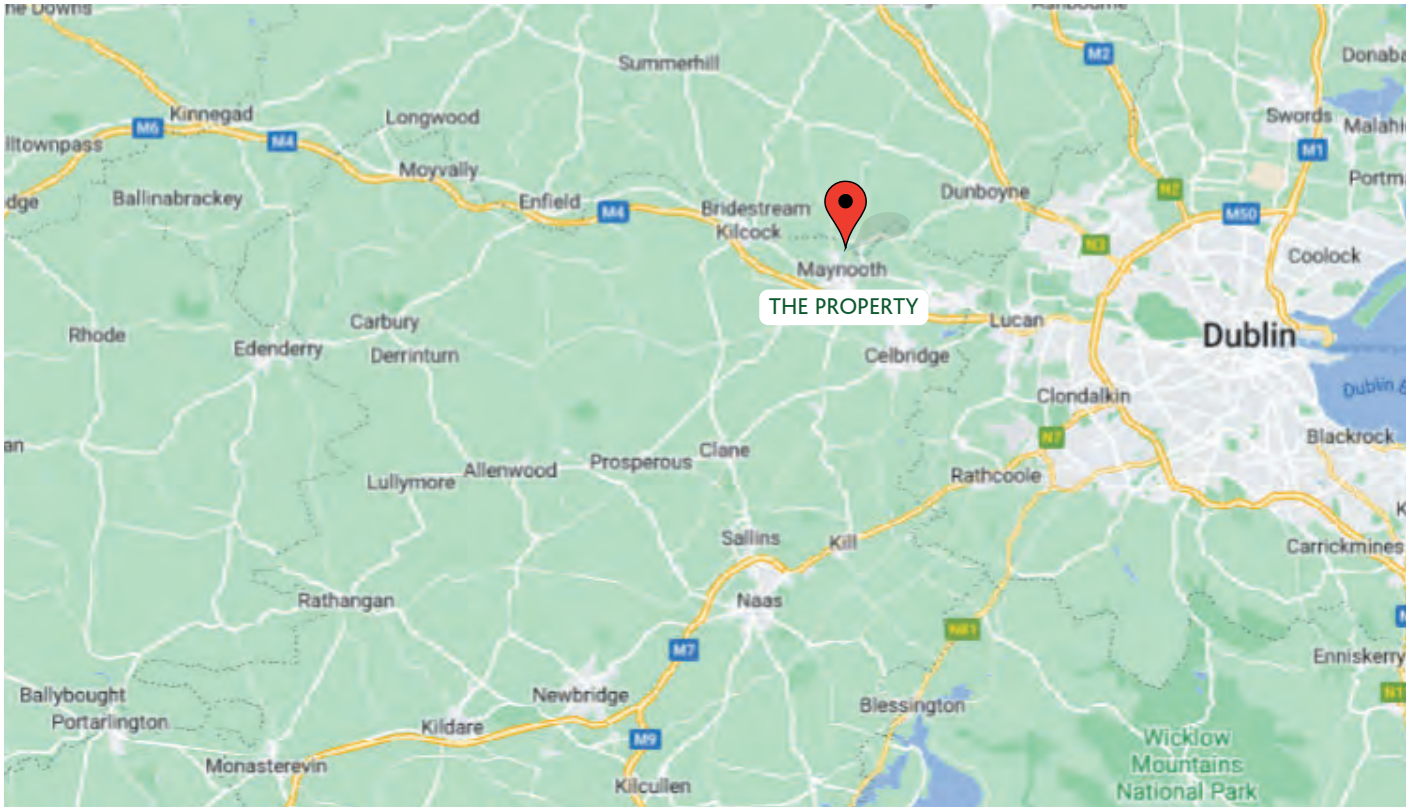
Floor Plans

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Directions

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Directions

W23 F6YN

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Viewing

By prior appointment at any reasonable hour.

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Contact Information:

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