

For Sale

Asking Price: €320,000

**Sherry
FitzGerald**
Brady O'Flaherty



98 Carton Court, Maynooth,
Co. Kildare, W23 E3T1

BER C3

sherryfitz.ie



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Virtual Viewings being offered by our Agent please call or email to enquire.

Sherry FitzGerald Brady O'Flaherty are pleased to present 98 Carton Court to the market. A well maintained and beautifully presented 4/5 bedroom family home with spacious living and bedroom accommodation.

Enjoying a nice south easterly aspect and set in a nice cul de sac position within this mature well established development, within easy walking distance of Maynooth town centre, rail station and university campus. Carton Court is just 2 minutes' drive from the M4 motorway intersection offering easy access to Dublin City & County

The property offers an open plan lounge/dining room with inset stove, modern fitted kitchen, conservatory, a guest WC and an office/bedroom 5. The property has 4 spacious bedrooms (master en-suite) and a family bathroom on the first floor.



Special Features & Services

- 4/5 bedrooms
- South east facing rear garden
- Cul-de-sac location
- Gas fired central heating
- Laminate and tiled floor throughout
- Rewired with new ESB meter
- uPVC windows and doors
- alarmed
- Built 1976
- House size: 131.5sq m (1415 sq. ft)

Accommodation

Entrance Porch 1.32m x 1.77m (4'4" x 5'10"): With tiled flooring.

Entrance Hall Light oak laminate floor. Glass panel to one wall. Spot lights and coving.

Bedroom 5 / Study 4.78m x 2.50m (15'8" x 8'2"): Light oak laminate floor coving to ceiling, ceiling light , 2 windows affording maximum light.

Living Room 8.19m x 3.40m (26'10" x 11'2"): Thru lounge with light oak laminate flooring. An inset stove with slate hearth and granite surround. Wall mounted radiator. French patio door to rear.

Kitchen 2.87m x 3.52m (9'5" x 11'7"): Beech shaker kitchen with wall and floor units and 2 display cabinets. Coving to ceiling. Integrated dishwasher, fridge freezer and gas oven and hob. Polished grey floor tiles.

Utility area / WC 1.77m x 2.19m (5'10" x 7'2"): Guest WC with neat utility area housing boiler and washing machine.

Conservatory 3.17m x 2.60m (10'5" x 8'6"): Polished grey tiles. uPVC windows and door. 2 wall lights.

Utility Room / Guest WC 1.77m x 2.19m (5'10" x 7'2"):

Bedroom 1 4.22m x 4.00m (13'10" x 13'1"): En-suite with laminate flooring, coving to ceiling, 2 windows.

En-Suite 1.21m x 2.50m (4' x 8'2"): Newly refurbished with tiled walls and floor. Mains shower with pump rain shower, wc and vanity whb. Spot lights to ceiling, extractor fan, built in cabinet and chrome heated towel rail.

Bedroom 2 2.57m x 4.00m (8'5" x 13'1"): Laminate floor, coving to ceiling.

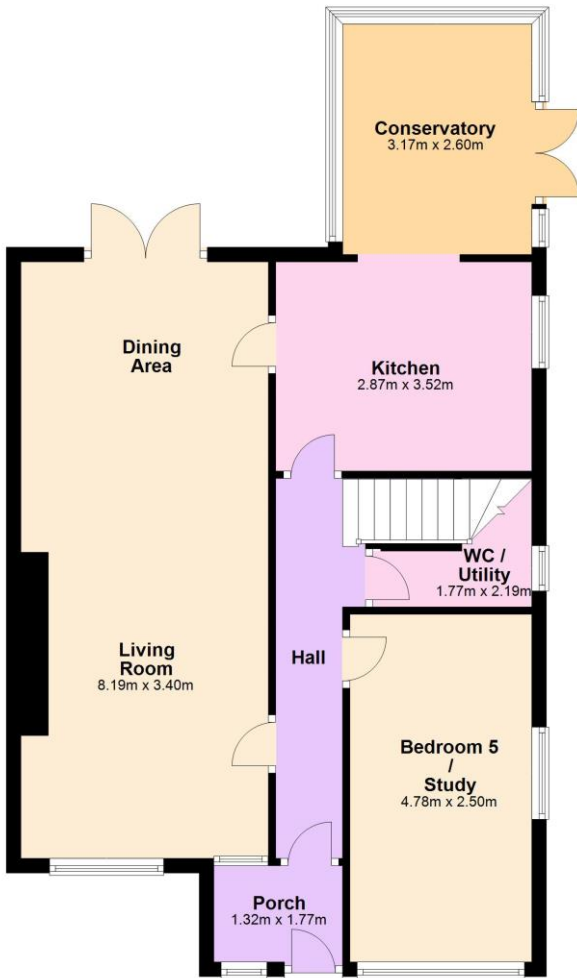
Bedroom 3 2.87m x 2.18m (9'5" x 7'2"): Laminate floor, coving to ceiling.

Bedroom 4 3.35m x 3.10m (11' x 10'2"): Laminate floor, coving to ceiling, built in wardrobes.

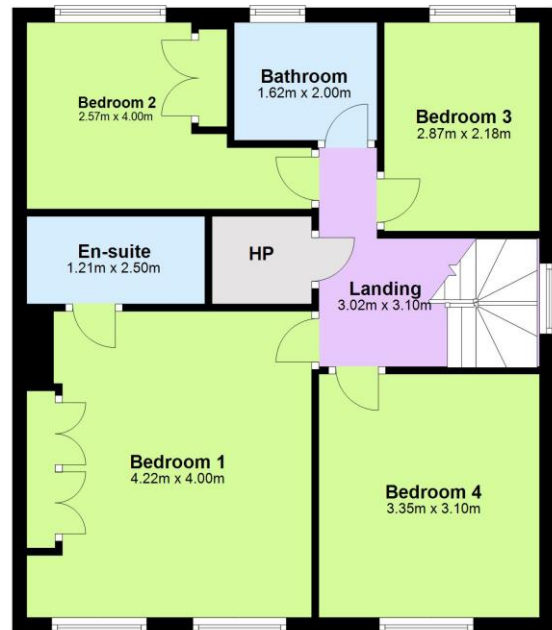
Outside To the front there is a driveway and lawn with mature shrubs. Gated side entrance leading to rear. South facing rear garden with patio area, lawn and raised flower beds and walled border. Wood storage shed.



Ground Floor



First Floor



NEGOTIATOR

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