

Coonan
PROPERTY



13 TEMPLE WOOD,
Carton Demesne, Maynooth, Co. Kildare



13 Temple Wood, Carton Demesne

- Exceptional "A" rated four bedroom detached residence extending to approx. 3,842sq.ft. (357sq.m.) set in the exclusive environs of Carton Demesne
- Approached by electric gates and tarmacadam driveway, this residence sits on just over one acre of landscaped grounds with detached garage, car port, granite patio areas and balconies to enjoy stunning views of Carton Demesne
- Exceptional finish with walnut floors, custom built hand painted kitchen, bespoke feature staircase and underfloor heating throughout
- The accommodation comprises of four bedrooms (three ensuite), walk in wardrobes, three reception rooms, kitchen/breakfast room, dual aspect mezzanine, feature first floor dining room and living room with large balcony off, utility, boot room and office
- Located within the secure grounds of one of the finest estates in Ireland with a host of amenities on your doorstep including two championship golf courses, 5-star hotel and leisure centre
- Only minutes from Maynooth offering excellent transport links with regular Dublin bus service, train services and ease of access to the M4, within a 30-minute commute to Dublin city centre and airport

For Sale by Private Treaty

Guide Price:

Excess €1,825,000

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The Property

Temple Wood offers purchasers the chance to live in bespoke beauty in the environs of Carton Demesne, Maynooth and the exclusive development was designed and executed with its stunning surroundings to the fore. Number 13 is a phenomenal example of parkland estate living at its finest. This beautiful, private, and captivating home offers so much to its owners and is just a few minutes away from the thriving town of Maynooth.

The bright, airy, detached house sits on just over an acre of land and extends to over 3,800 sq.ft. It offers a level of classic but contemporary living that would be hard to find elsewhere. It is full of quality craftsmanship and features that start with a fabulous double height entryway that wows. The foyer sets the stage for what lies beyond. A superb hardwood staircase with glass panelling leads up to a dual aspect mezzanine. A unique layout with the lounge and formal dining area on the first floor adds a real sense of drama. This twist on conventional living offers uninterrupted views over the golf course from within or outside on a well-presented balcony with fireplace. A real feature for those who love entertaining. The home functions very well and offers everything a family needs to thrive. There are four roomy bedrooms, with three ensuite, in this A rated house and an office for those working from home. All the rooms are spacious yet there is a feeling of calm and relaxation that only home can bring.

Living in Carton Demesne brings a sense of comfort, style and quality to life. The rolling parklands offer over a thousand acres of walks, while all the amenities of the renowned Carton House Hotel are on hand to enjoy. No travel time necessary to have a spot of lunch, afternoon tea, a round of golf or even a spa treatment. The university town of Maynooth is also on hand with a host of shops, cafés, bars, and restaurants to choose from. For the daily commute there are regular public transport options with trains and buses operating from Maynooth to the city centre at regular intervals. The M4 is only a short drive away too, leading onwards to a host of road networks.



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Accommodation

GROUND FLOOR

Entrance Driveway

Approached by electric gates, landscaped grounds, tarmacadam driveway, carport and electric roller door garage.

Entrance Hallway

Awash with natural light, feature windows overlooking rear garden and patio area, tiled floor, spotlights, recess space under stairs, custom designed stair case finished with toughened glass and double doors leading into kitchen.

Guest W.C.

Decorative tongue and groove wood panelling, w.c., wash hand basin with soft close drawers and recessed lights.

Kitchen/Breakfast Room

Fully fitted bespoke hand painted kitchen and island with raised breakfast bar, granite work top finish throughout, stainless steel sink, gas range cooker, fridge freezer, integrated oven and microwave, window seating and ample dining space. Doors leading to patio area.

Utility/Pantry and Boot Room

Fitted storage and cabinet units, plumbed for washing machine, dumbwaiter lift servicing first floor dining room, built in seating in windows and boot room. Door leading to car port.

Family Room

Feature window overlooking rear garden, tiled floor, electric fireplace, built in shelving for television, recessed lights and TV point.

Bedroom 2

Walnut hardwood flooring, fitted wardrobes and recessed lights.

Jack and Jill Bathroom

Decorative tongue and groove wood panelling, tiled floor, bath, w.c., his and hers wash hand basin, soft close drawers and recessed lights.

Bedroom 3

Walnut hardwood flooring, fitted wardrobes, recessed lights and feature windows overlooking garden.

Bedroom 4

Walnut hardwood flooring, fitted wardrobes, recessed lights and feature window overlooking rear garden.

Ensuite

Fully tiled, shower cubicle, w.c., wash hand basin with soft close drawers.



Accommodation

FIRST FLOOR

Landing

Custom designed hardwood staircase finished with toughened glass, carpet runner, dual aspect mezzanine overlooking ground floor, rear garden and front drive, recess space with seating area and recessed lights.

Living Area

Walnut hardwood flooring, sliding door leading out onto balcony area with feature stone chimney with fire inset for summer barbecues overlooking Carton Demesne.

Dining Area

Walnut hardwood flooring, kitchen station with worktop, shelving units, soft close drawers, stainless steel sink, recessed lights, dumbwaiter lift servicing ground floor utility and sliding doors leading onto balcony area.

W.C.

Tongue and groove wood panelling, hardwood floor, w.c., wash hand basin with soft close drawers and recessed lights.

Office/Study Room

Walnut hardwood flooring, built in storage and shelving units, recessed lights and patch panel.

Master Bedroom

Walnut hardwood flooring, recessed lights and two feature windows overlooking rear garden.

Walk-In-Wardrobes

Walnut hardwood flooring, fitted shelving, roller drawers, attic access and recessed lights.

Ensuite

Tiled flooring, shower cubicle, bath, his and her sink, w.c., bidet, fitted cabinets, mirrors and recessed lights.





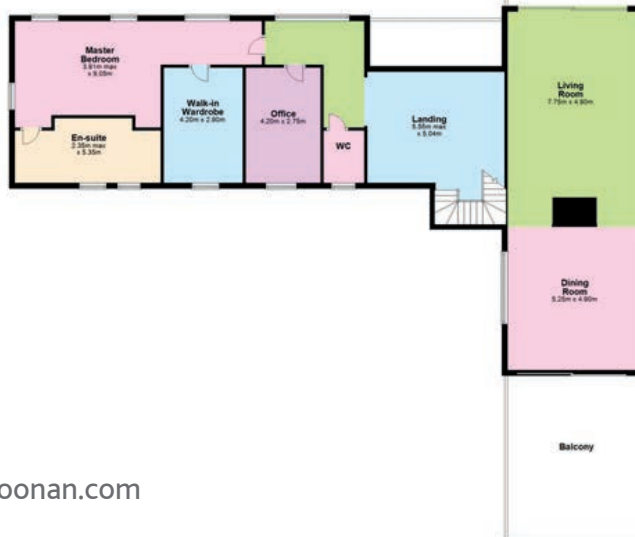
Ground Floor



Floor Plans

Internal area approx.
3,842 sq.ft. (357 sq.m.)

First Floor







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Garden

Landscaped garden with private granite patio area set on approximately one acre of grounds. The gardens act as an extended living area during the summer with the option of dining on the balcony or patios, where you can enjoy the beautiful sunset over Carton Demesne.

Services

Air to water heat pump (underfloor heating on ground and first floor)

Thermostatic controls to each

CAT 5 cabling wired centrally to the office on the first floor

Mains water

Mains gas connected to kitchen hob



Garage

Block built with electric roller door and render finish, plumbed and wired plus shelving and storage areas.

Additional Information

Gross internal floor area approx. 3,842sq.ft.
(357sq.m.)

Site extends to approx. 1 acre (0.4 ha)

A3 BER rating

Built in 2015

Electric gates

Dumbwaiter lift

Management fees approx. €2,400 per annum

Security camera system (8 cameras)

Outdoor taps and power points



Items Included In Sale

Fridge freezer, oven range, single oven, integrated microwave, most light fittings (excluding chandelier in dining room).





DIRECTIONS

Eircode: W23 RW98

BER



VIEWING

By appointment at any convenient time.

CONTACT INFORMATION

Jill Wright

Will Coonan

T: 01 628 6128

T: 01 628 6128

E: jillw@coonan.com

E: willc@coonan.com

PSRA registration no. 003764.

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