

# Residential

**Coonan**  
PROPERTY



## **31 Leinster Wood,** Carton Demesne, Maynooth, Co. Kildare

- Located within one of the finest estates in Ireland with a whole host of amenities on your doorstep
- Generous four-bedroom semi-detached home on an enviable site overlooking the Championship O'Meara Golf Course
- Meticulously maintained property with high end finishing's throughout
- Secure gated development within the renowned Carton Estate [www.cartonhouse.com](http://www.cartonhouse.com)
- Approx. area of 185 sq. m/1,990 sq. ft.

**4 bed semi  
detached**

Approx. area of  
185 sq. m /  
1,990 sq. ft.

Guide Price:

**€635,000**

**Private Treaty**

# Accommodation

**Coonan**  
PROPERTY

Hallway	<b>3.42m x 3.06m</b>	Tiled floor, dual aspect windows, double door leading to the kitchen.
Guest Toilet	<b>1.51m x 1.38m</b>	Tiled floor, W.C., W.H.B., storage room.
Sitting Room	<b>5.65m x 5.35m</b>	Gas fire, 2 x French doors leading to outside, carpet, dual aspect windows, TV point.
Kitchen	<b>2.96m x 7.85m</b>	American fridge and freezer, cream high gloss fitted kitchen units, granite sink, integrated double oven (AEG), 5 ring gas hob (AEG), integrated microwave (AEG), integrated sound system, dual aspect windows /door to rear integrated dining area.
Utility	<b>2.38m x 2.34m</b>	Cream high gloss tiles, integrated Sony sound system, washing machine and tumble dryer.



# Accommodation

**Coonan**  
PROPERTY

Landing	<b>6.04m x 1.89m</b>	Wall lights, carpet, dual aspect windows
Master Bedroom	<b>4.79m x 5.11m</b>	Integrated sound system, carpet, dual aspect windows, door with balcony, double bed, 3 x bedside locker, drawer unit, 2 lamps.
Ensuite		W.C., W.H.B. and shower, heated towel rail, shaving mirror.
Bedroom 2	<b>3.48m x 4.16m</b>	Integrated sound system, dual aspect windows, carpet.
Jack and Jill WC	<b>2.04m x 3.45m</b>	Tiled floor, tiled splashback, W.C., W.H.B. & bath, heated towel rail, shaving mirror, integrated sound system, wall shelving unit.
2nd floor Bedroom 3	<b>5.87m x 4.56m</b>	Carpet, TV point, attic access, built in wardrobes.
Ensuite		Tiled floor, tiled splashback, heated towel rail, shower, W.C. & W.H.B.
2nd floor Landing	<b>3.34m x 2.45m</b>	Carpet, (Eaves) Storage.
2nd floor Bedroom 4	<b>2.77m x 4.56m</b>	Carpet, attic access.





# Accommodation

Coonan  
PROPERTY





# Accommodation

**Coonan**  
PROPERTY

## Additional Information

- Built c. 2008
- Approx. 175sq.m
- Security alarm
- Smoke alarms
- Double glazed Teak windows
- PVC fascia & soffit
- Outside tap
- Outside ESB
- Gas fired central heating

- Mains water
- Off street parking
- Maintenance fee €1,400

## Viewing

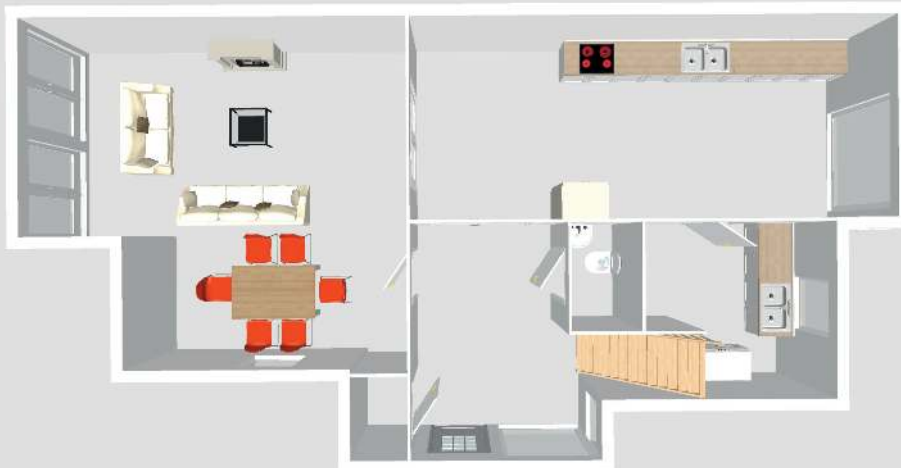
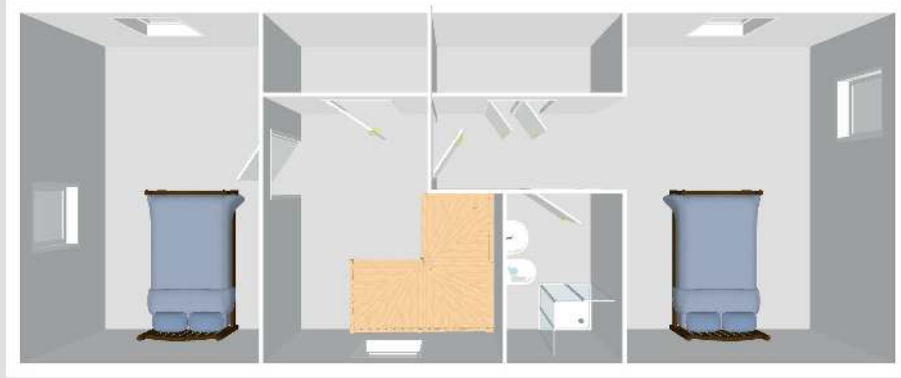
By prior appointment at any reasonable hour.

## BER

TBC



# Floor Plans





# Directions

**Coonan**  
PROPERTY



## Directions

Take the M4 out of Dublin and exit as slip road, Junction 2A for Celbridge West/Leixlip. Follow signs for Leixlip/Carton through the roundabout. At Intel roundabout turn left towards Maynooth. See gates for Carton Demesne on right after approx. 2 miles. Follow signs for Leinster Wood.

**Coonan**  
PROPERTY

### Contact Information

Property House, Main Street, Maynooth, Co. Kildare

Tel: +353 1 6286128

Email: [mickw@coonan.com](mailto:mickw@coonan.com)

Coonan Contact: **Mick Wright**

**COONAN**  
PENSIONS & MORTGAGES

Coonan Pensions & Mortgages - Independent Brokers  
For the Best Mortgage Deal to Suit your Needs Call  
01 5052718 / [info@coonanmortgage.com](mailto:info@coonanmortgage.com)

**Coonan Pensions & Mortgages is regulated by the Central Bank of Ireland.**

PSRA registration 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 do 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.

From time to time the Coonan Property may email you information about services available within the Group that we think may be of interest to you. If you do not wish to receive such emails simply forward this email with "Opt out" in the subject line to [info@coonan.com](mailto:info@coonan.com)



[coonan.com](http://coonan.com)