

Residential

Coonan
PROPERTY



21 Carton Grove, Maynooth, Co. Kildare

To register a bid on this property, please visit coonanlive.com

- Exceptional A Rated, 3 bed home extending to 1,265 sq ft (117.52 sqm).
- Generous living accommodation and state of the art specification, with a roomy feel throughout.
- Large kitchen with integrated dining area and utility room.
- Great cul-de-sac location overlooking a green area with stunning mature trees.
- Close to Maynooth Town Centre and all local amenities including shops, excellent schools, bus stops and the M4 motorway.

3 bedroom
terraced
approx. 1,265 sq ft
(117.52 sqm)

Guide Price:
€360,000

Private Treaty

Accommodation

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GROUND FLOOR:

Entrance Hallway	1.84m c 5.01m/ 1.89m x 1.77m	Alarm panel, under stairs storage, laminate floor.
Guest Toilet		Tiled floor, w.c & w.h.b, extractor fan.
Sitting Room	3.22m x 6.16m	Modern fireplace with electric fire insert, feature bay window, TV point, laminate floor.



Accommodation

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Kitchen

4.58m x 5.21m

Fitted kitchen units, tiled splashback, integrated Neff oven and microwave, Bosh induction hob, integrated dishwasher and extractor fan. Integrated dining area, bespoke storage unit, laminate floor, French door to new composite decking area.

Utility

1.32m x 2.49m

Floor units, tiled splashback, sink, extractor fan, plumbed for washing machine, laminate floor.



Accommodation

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1st FLOOR:

Landing	1.94m x 4.04m	Storage press, hot-press off, carpet, attic access with stairs (attic with floor, sockets and light).
Master Bedroom	3.25m x 4.04m	Fitted wardrobes, large feature window, laminate floor, TV point.
Ensuite	1.98m x 2.29m	Wired floor and splashback, w.c & w.h.b, shower, wall mirror, heated towel rail. Extractor fan.



Accommodation

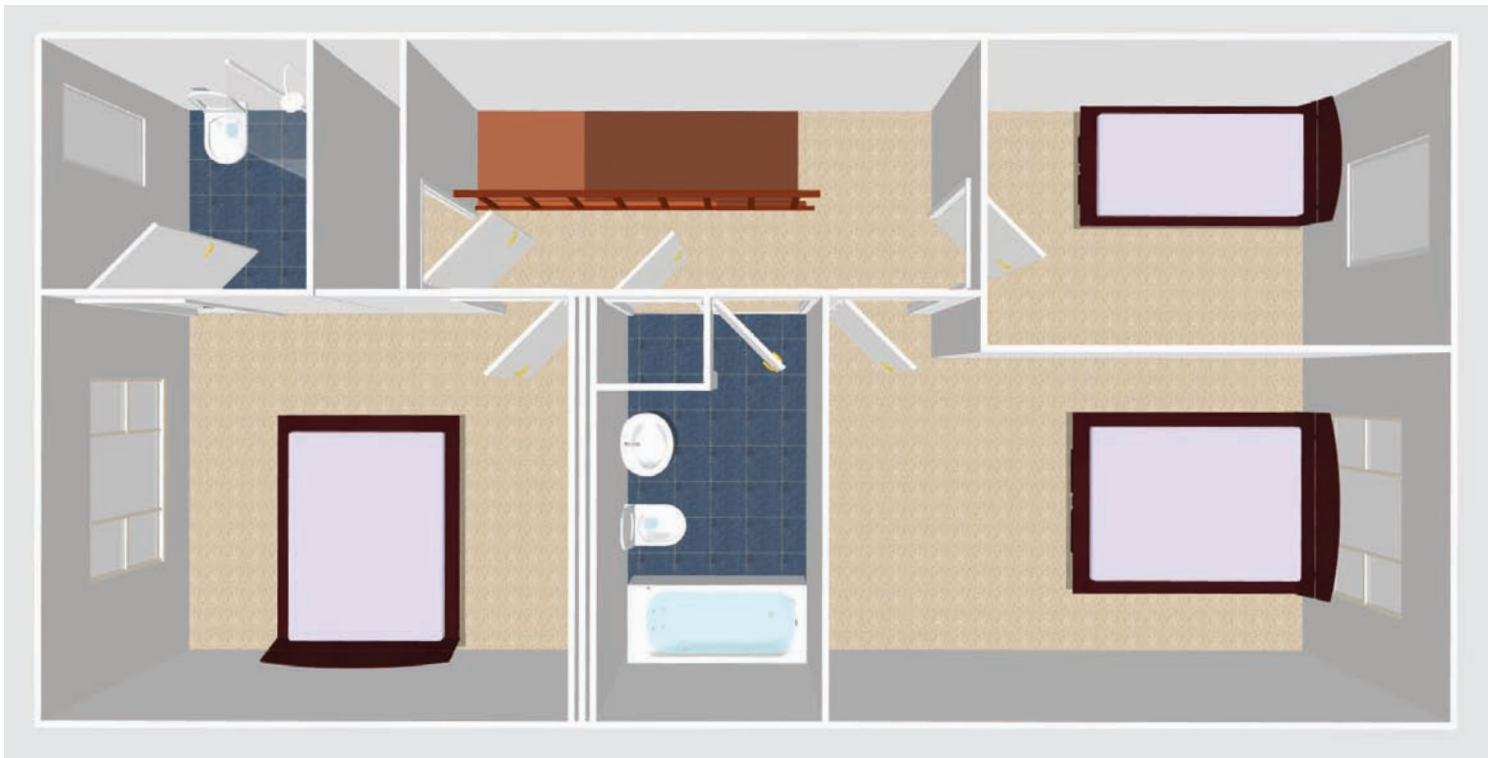
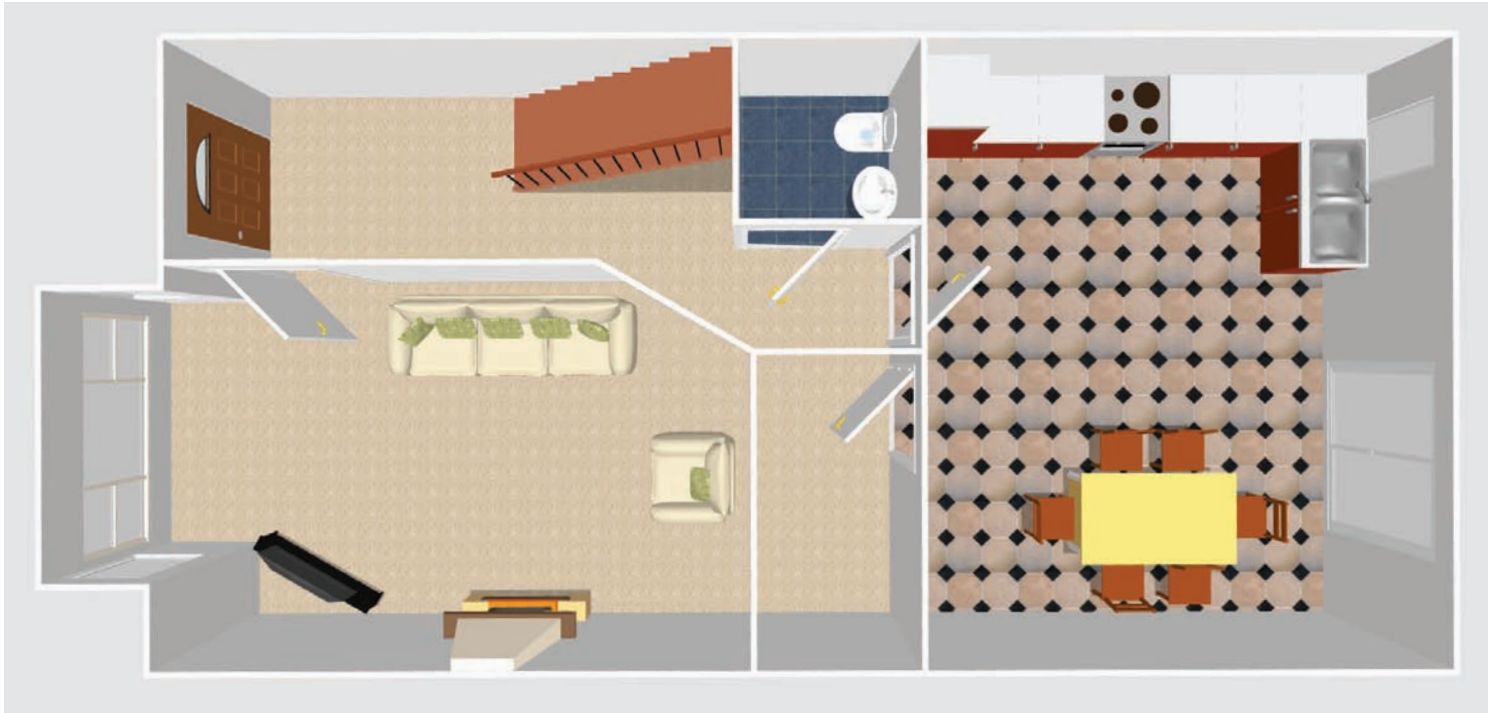
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Bedroom 2	3.30m x 4.62m	Fitted wardrobes, laminate floor.
Bedroom 3	3.74m x 2.30m	Fitted wardrobe, laminate floor.
Bathroom	3.16m x 1.99m	Tiled floor and splashback, w.c & w.h.b., bath, heated towel rail. Large wall unit with mirrored door.



Floor Plans

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Services:

Mains water
Mains sewage
Gas fired central heating

Items Included in sale:

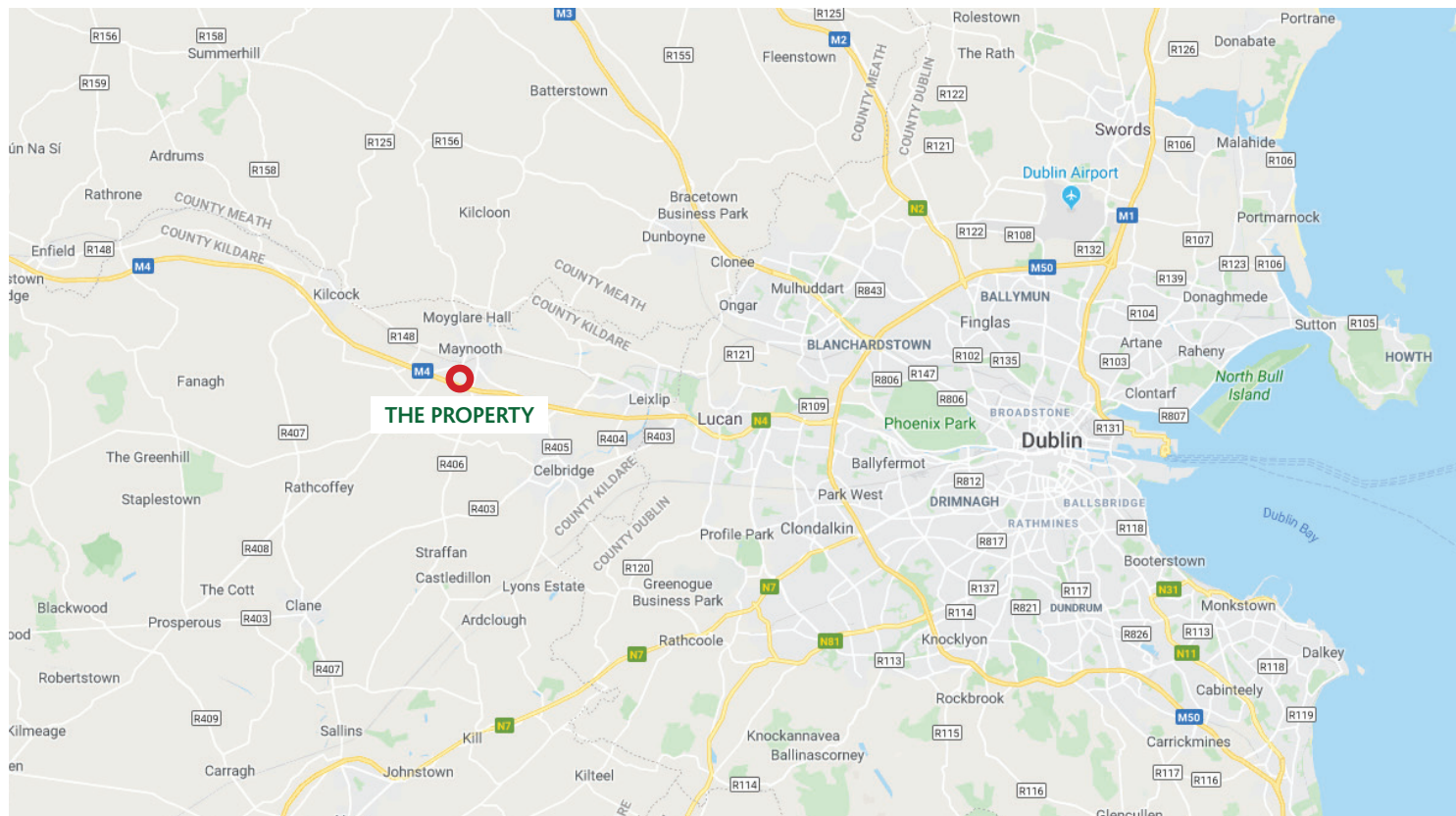
Curtains, blinds, dishwasher, integrated Neff oven and Neff microwave, hob, extractor fan, light fittings.

Additional Information:

Approx. 1,265 sq.ft.
South - West facing rear garden.
PVC windows.
PVC fascia and soffit.
Security alarm.
Smoke alarms.
Hive 2 zone heating & hot water.
Outside tap.
Terrana timber effect composite decking .
Garden shed and bin storage.
Designated parking for two cars.
Cul-de-sac location.

Directions

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Directions:

Eircode
W23 T2D0

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Contact Information:
Edward Cummins
edwardc@coonan.com
01 6286128

VIEWING

By prior appointment at any reasonable hour.

BER TBC

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