

# Residential

**Coonan**  
PROPERTY



## 34 Carton Wood, Maynooth, Co. Kildare

- Coonan Property present a superb A-rated 3-bedroom home extending to an impressive 117 sq.m, ideally positioned on a beautifully landscaped and sun-drenched south-facing site
- Well-appointed accommodation includes entrance hallway, guest w.c., spacious living room, open-plan kitchen/dining area, utility room, three generously sized bedrooms, master ensuite, and a contemporary family bathroom
- A notably spacious home offering well-proportioned and light-filled living areas designed for modern family life
- Presented in immaculate, turnkey condition—meticulously maintained and ready for immediate occupation
- Stunning south-facing rear garden, professionally landscaped with granite patio, low-maintenance artificial lawn, and elegant timber panelled boundary features, ideal for outdoor entertaining

3 bedroom home  
extending to approx.  
117sq.m (1,259 sq.ft)

Guide Price:

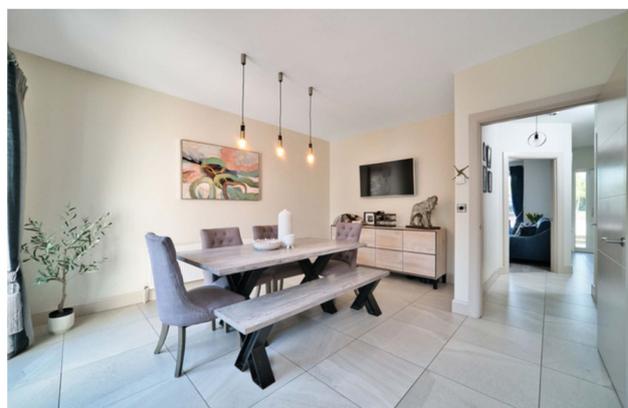
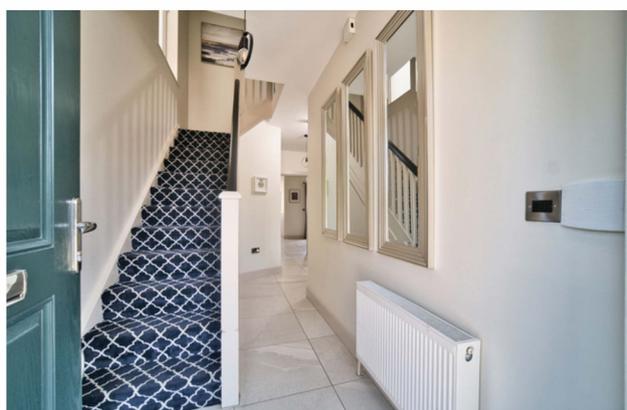
**€545,000**

Private Treaty

# Accommodation

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Entrance Hallway	<b>2.8m x 6m</b>	Tiled flooring, two light fittings, under stair smart storage, alarm panel and carpet on stairs.
Guest W.C.	<b>1.58m x 2.1m</b>	Tiled flooring, w.c., w.h.b., light shade and extractor fan.
Living Room	<b>3.82m x 5.83m</b>	Laminate wood flooring, feature fireplace with granite hearth and gas fire insert, TV point, light fitting, bay window with curtains and blinds.



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## Kitchen/Dining 5.98m x 5.7m

Tiled flooring, shaker style wall and floor units, quartz worktops with upstand, integrated dishwasher, wine fridge, fridge-freezer, oven, induction hob, extractor fan, pendant hanging lights, recessed lights, curtains and blinds.

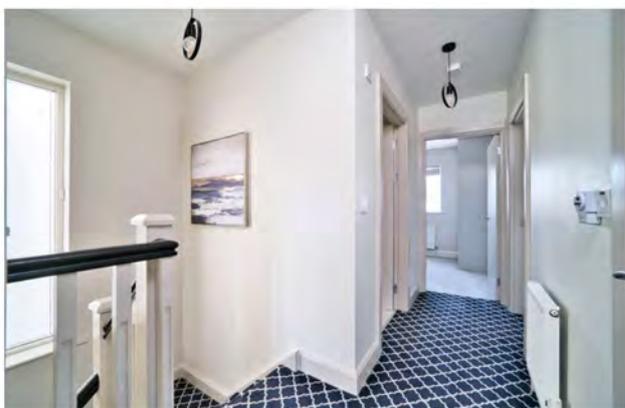
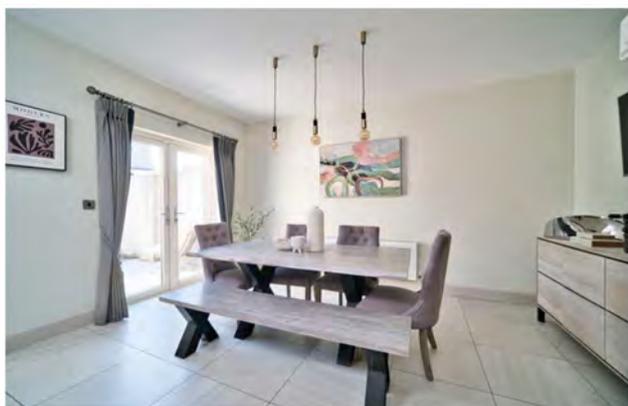
## Utility Room

Tiled flooring, storage units, fully plumbed for washing machine, washing machine, dryer, light fitting and door leading onto side entrance.

## Landing

3.58m x 1.95m

Carpet, hot-press, light fitting and attic access.



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**Master  
Bedroom**

**4.31m x 5.5m**

Carpet, fitted wardrobes, light shades, TV point, curtains and blinds.

**En-suite**

**1.6m x 1.87m**

Tiled flooring, semi tiled walls, shower cubicle with monsoon shower head, w.c., w.h.b. with built in vanity unit, light fitting, extractor fan, fitted mirror with light and chrome heated towel rail.

**Bedroom 2**

**2.77m x 4.36m**

Carpet, fitted wardrobes, curtains, blinds, TV point and light shade.



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<b>Bedroom 3</b>	<b>2.57m x 2.81m</b>	Carpet, fitted wardrobe, light shade and blinds.
<b>Bathroom</b>	<b>1.77m x 1.95m</b>	Tiled flooring, semi tiled wall, bath with shower screen, w.c., w.h.b. with built in vanity unit, heated chrome towel rail, fitted mirror with light and extractor fan.
<b>Garden</b>	<b>12.4m x 7m</b>	South facing rear garden, granite patio area, artificial grass, flower bed, panelled walls with lights and gated side entrance.



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## Additional Information:

Gross internal floor area approx. 1,259 sq. ft.  
(117 sq.m)  
PVC fascia soffits  
Outside lights  
Outside tap  
Double glazed PVC windows throughout  
Built in 2018  
Attic is suitable for conversion  
Alarmed  
Facing a large green area  
Cobble locked driveway with parking for 2 cars

## Items Included in sale:

Integrated dishwasher, wine fridge, fridge-freezer, oven, induction hob, extractor fan, washing machine, dryer pendant hanging lights, recessed lights, curtains and blinds.

## Services:

Main's water  
Gas fire central heating and solar photovoltaic panels

## Entrance Driveway:

Cobble locked drive, wall surround and parking for 2 cars.

## Location:

Carton Wood enjoys a prime location within walking distance of a wide range of local amenities, including esteemed schools such as Our Lady's Presentation Boys National School, Gael Choláiste Mhaigh Nuad, and Maynooth Post Primary. The development itself benefits from an on-site crèche, large communal green areas, and a dedicated children's play zone—perfect for families. Excellent connectivity with easy access to Maynooth railway station, frequent Dublin Bus services, and the nearby M4 motorway, ensuring easy commutes to Dublin and beyond.



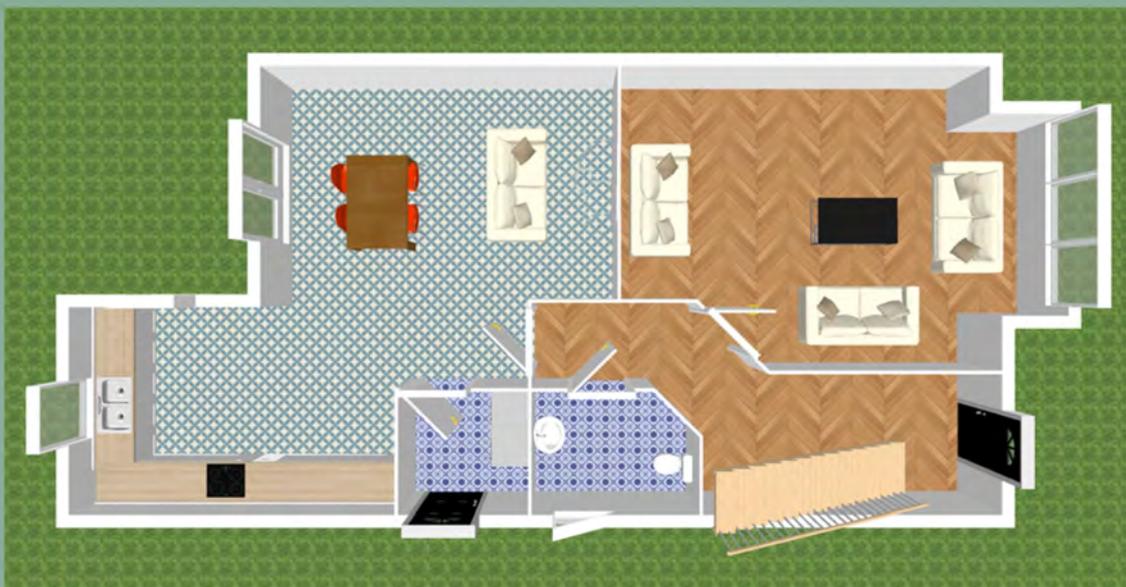
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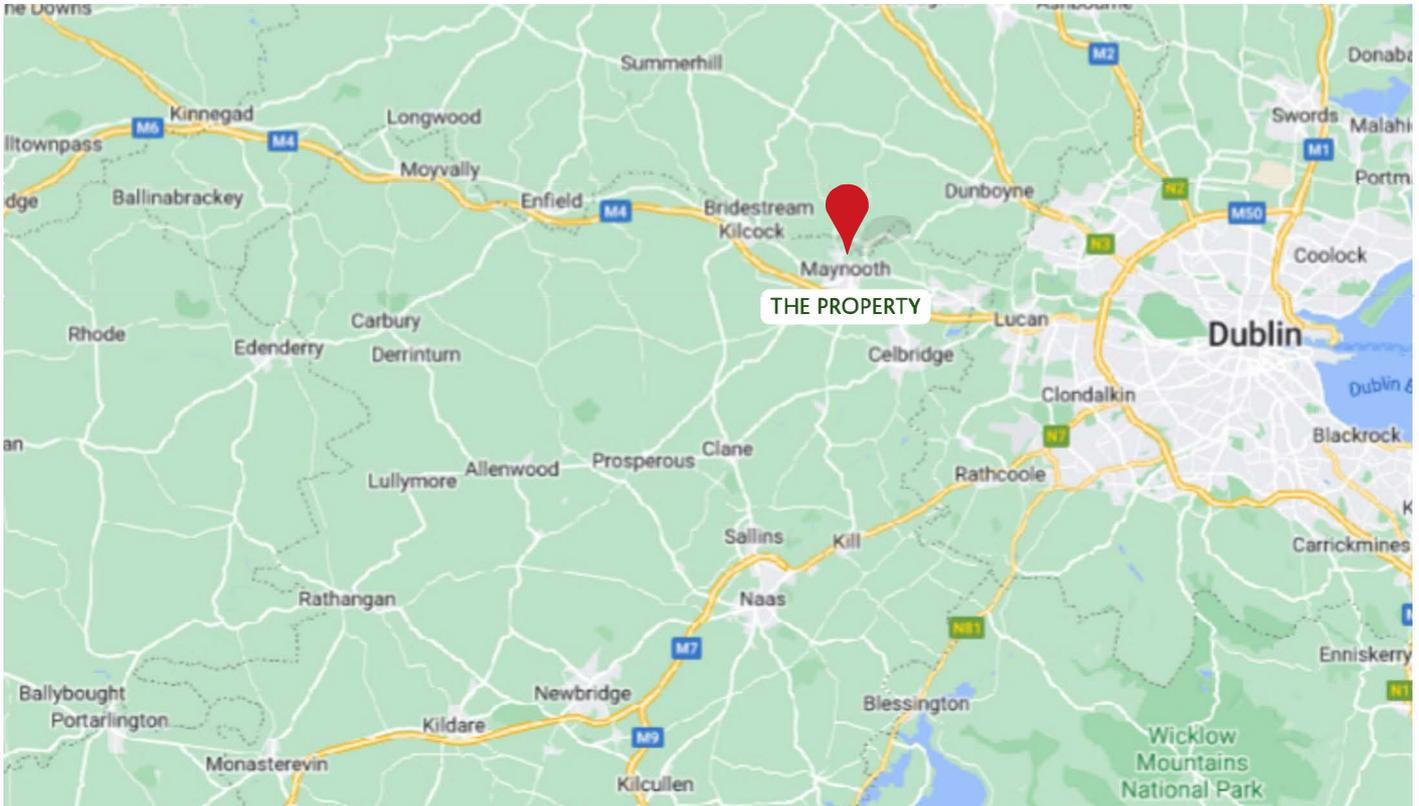
# Floor Plans

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# Directions

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## Directions

W23 RR72

## BER

**BER A3**

## Viewing

By prior appointment at any reasonable hour.

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### Contact Information:

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