

Residential

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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

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Entrance
Hallway

2.8m x 6m

Tiled flooring, two light fittings, under stair smart storage, alarm panel and carpet on stairs.

Guest W.C.

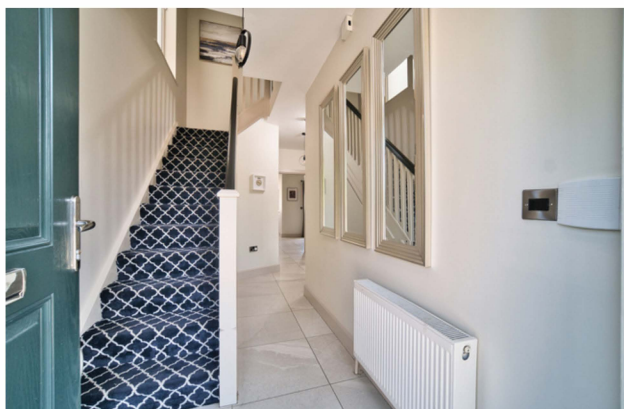
1.58m x 2.1m

Tiled flooring, w.c., w.h.b., light shade and extractor fan.

Living Room

3.82m x 5.83m

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.

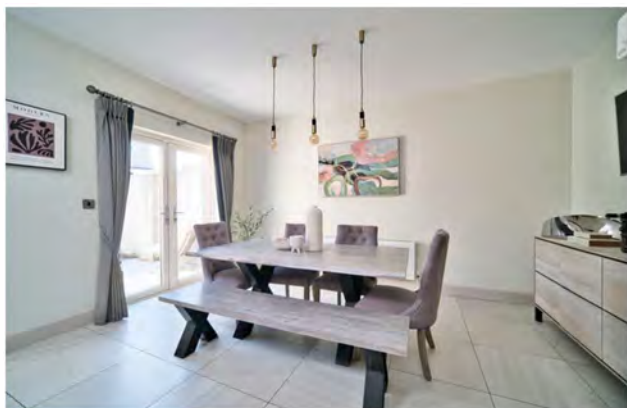
Utility Room

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

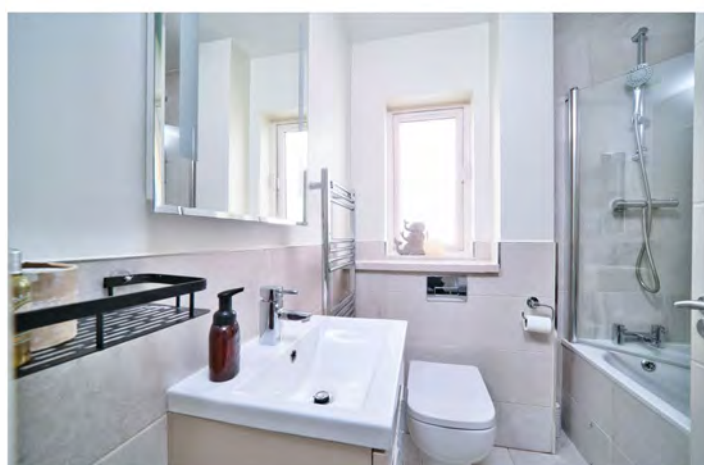
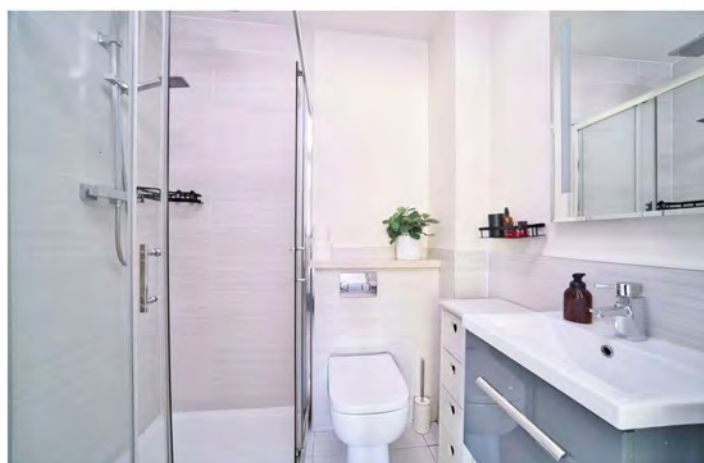
Carpet, fitted wardrobes, curtains, blinds, TV point and light shade.



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Bedroom 3	2.57m x 2.81m	Carpet, fitted wardrobe, light shade and blinds.
Bathroom	1.77m x 1.95m	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.
Garden	12.4m x 7m	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.



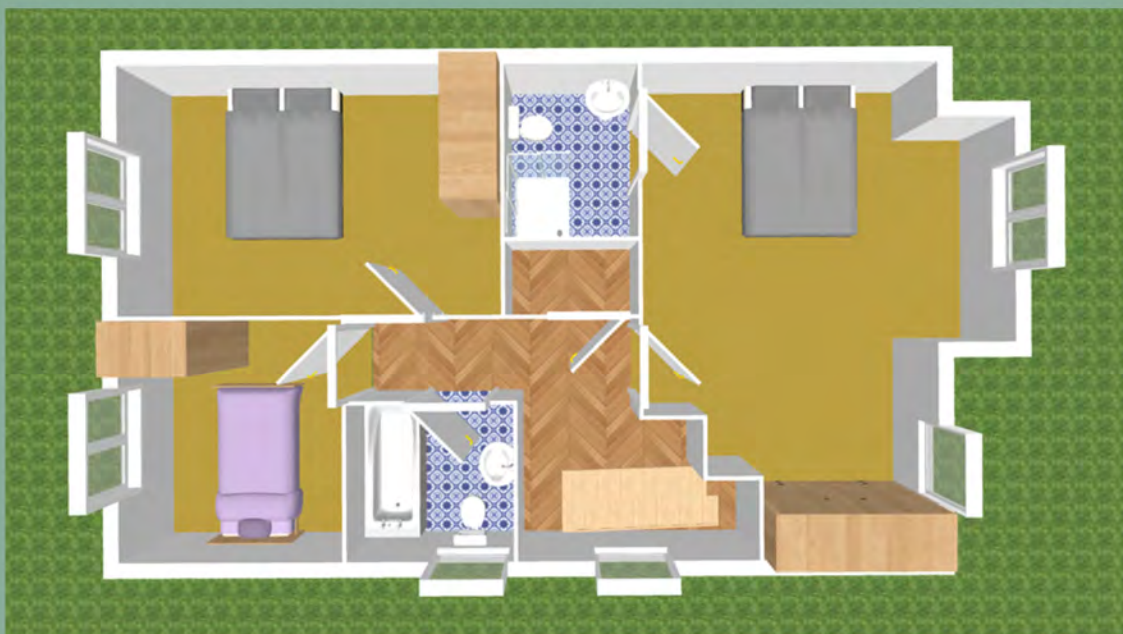
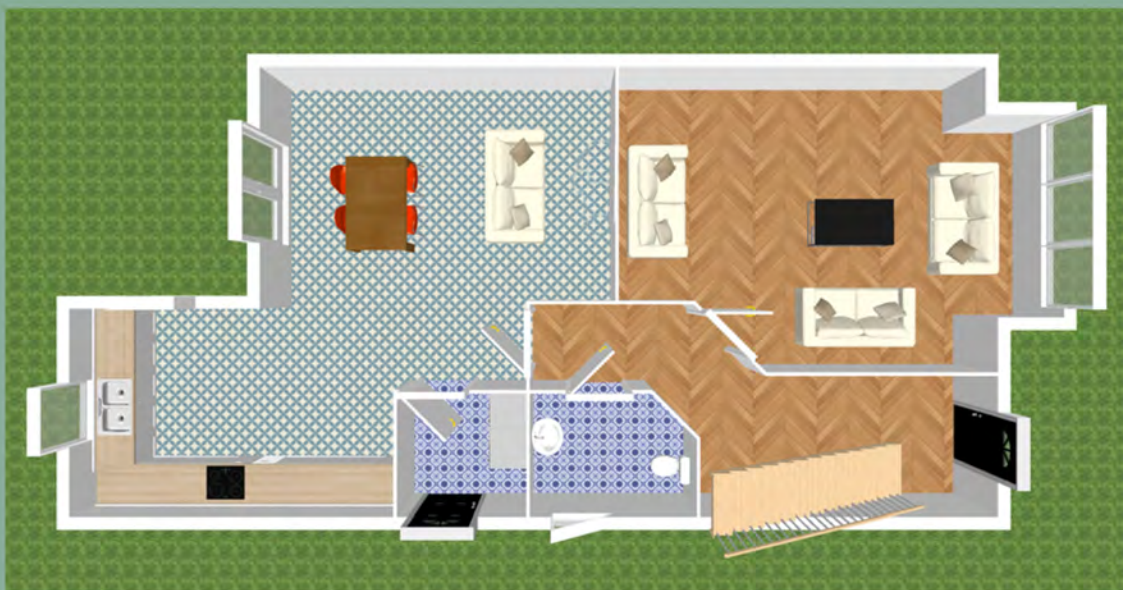
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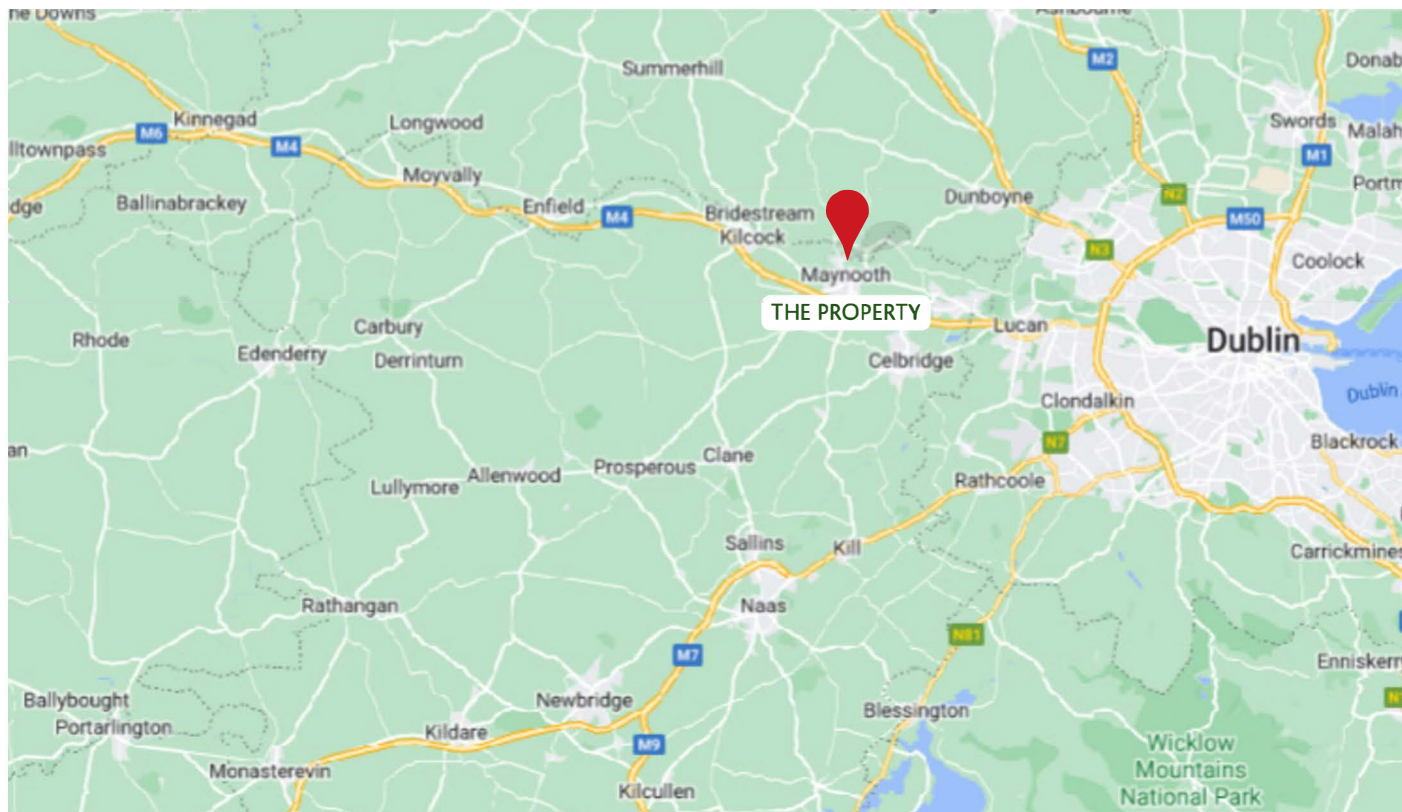
Floor Plans

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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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