

CARTON
WOOD

The Highest Specifications



Structure

Houses are timber framed with a brick façade, low maintenance self-coloured plaster render and concrete roof tiles. Fascia and soffit are finished in maintenance free PVC and windows feature cast sandstone surrounds.

Flooring

High quality floor tiling is standard in kitchen/dining, utility, hall and all bathrooms. Carpet fitted throughout the remainder of the house.

Internal Finishes

Walls and ceilings are painted throughout with 'Brilliant White' emulsion paint and all joinery is finished in 'Dapple Grey'.

Wardrobes

Bedroom wardrobes have been supplied by Cawley's with high specification doors to all bedrooms and sliding robes in all master suites.

Windows

Low U-Value, double glazed PVC windows and doors, windows and French doors in soft cream, front entrance door green, all from Grady Joinery.

Kitchens

Cawley's designed kitchen units together with integrated fridge/freezer, dishwasher, hob, oven, microwave and stainless steel extractor fan. Teka kitchen appliances carrying a five year parts and labour warranty.

Electrical

Generous light and power points with high quality switches and chrome faced electrical fittings to main area of ground floor

Security

Each home has been wired for an intruder alarm

Heating and Hot Water

Highly efficient gas boiler with zoned central heating.

Fireplaces

Choice of Natural Gas fires with elegant 'Balmoral' fireplace in colour 'micro white'.

Bathrooms and En-Suites

Stylish bathrooms and en-suites with contemporary bathroom fittings and cabinetry with extensive tiling on bathroom and en-suite walls.

Attic

Please consult our sales team for options/suitability for attic conversions and preparation.

Gardens

The gardens offer a wonderful extension of the living space at each property with large shotblasted 'silver granite' Clima-Pave cobble-lock paved patio area and a seeded lawn area. Boundary walls are block built, capped and rendered and include brick façade and railings on some boundaries.

Low Energy Design

High levels of insulation have been incorporated in the walls, floors and roofs to ensure a more comfortable living environment and lower energy bills. Solar Photovoltaic panels are also provided and generate 'free' electricity to further reduce annual running costs whilst an exceptionally low air tightness protects against uncontrolled heat loss.

Building Energy Rating **BER A3**

Guarantee

Each home at Carton Wood is covered by the following:

5 Year HomeBond Defects Insurance

10 Year HomeBond Structural Guarantee

5 year HomeBond Mechanical & Electrical Inherent Defect Insurance

Site Plan

- House Type A
3 Bed - 117.4 sq m
- House Type B
4 Bed - 134.3 sq m
- House Type C
4 Bed - 135.1 sq m
- House Type D
5 Bed - 186 sq m
- House Type E
3 Bed - 97.3 sq m
- House Type F
4 Bed - 174.5 sq m
- House Type G
3 Bed - 114.2 sq m
- House Type H
4 Bed - 145 sq m



Leixlip Town
6km

Carlton House Estate
Golf Course
1.5km

Maynooth Town
950m

Future Development

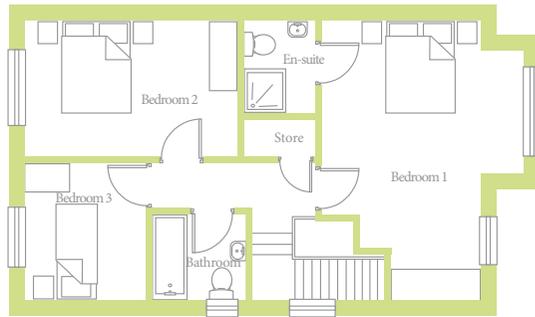
Proposed Park



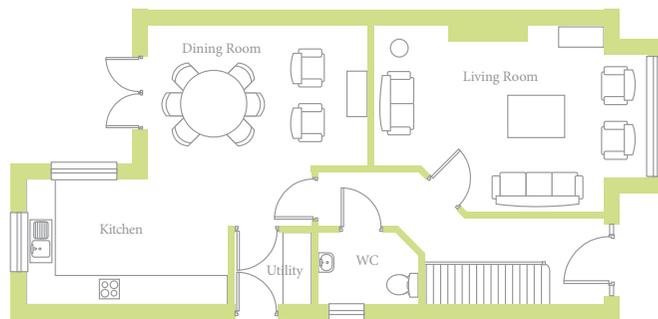
House Type A

3 Bed Semi-Detached

117.4 sq m / 1,264 sq ft



First Floor



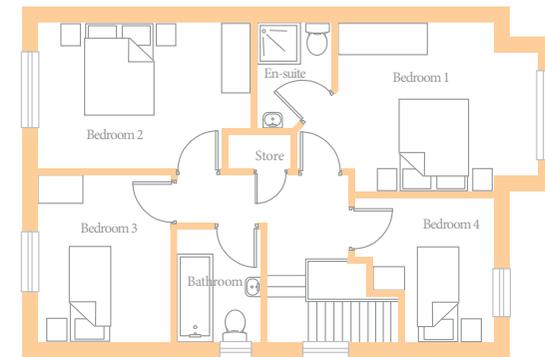
Ground Floor

Plans are for illustrative purposes. Layouts may vary.

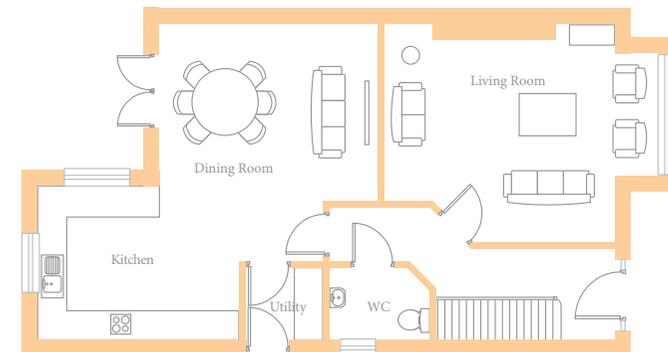
House Type B

4 Bed Semi-Detached

134.3 sq m / 1,446 sq ft



First Floor



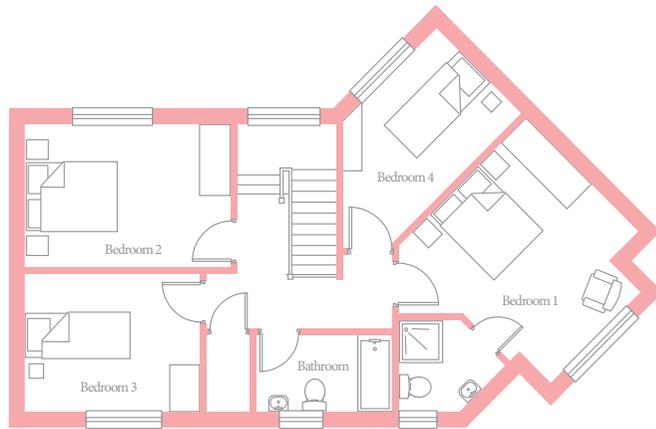
Ground Floor

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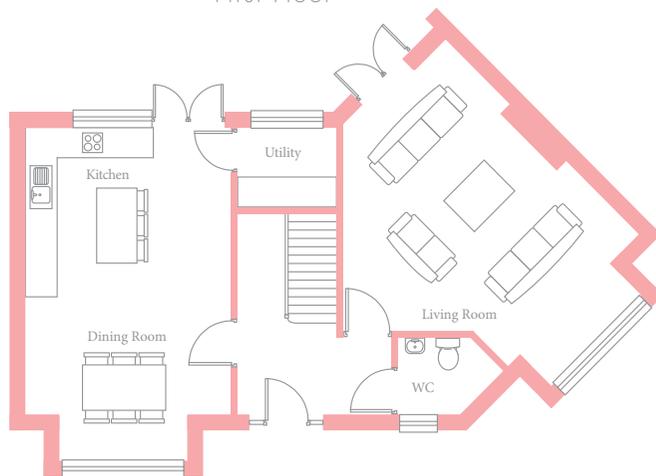
House Type C

4 Bed Semi-Detached

135.1 sq m / 1,454 sq ft



First Floor



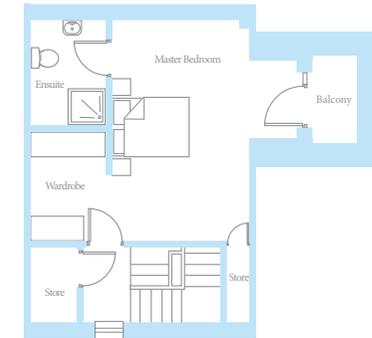
Ground Floor

Plans are for illustrative purposes. Layouts may vary.

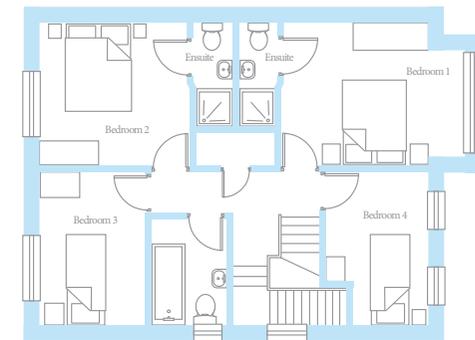
House Type D

5 Bed Detached

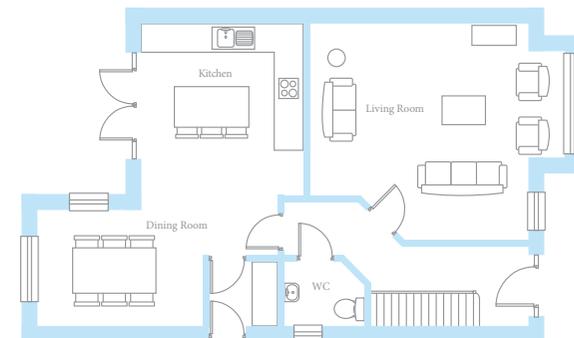
186 sq m / 2,002 sq ft



Second Floor



First Floor



Ground Floor

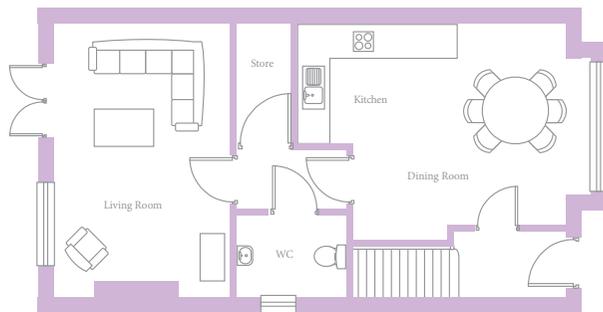
Plans are for illustrative purposes. Layouts may vary.

House Type E

3 Bed Terrace / End of Terrace
97.3 sq m / 1,047 sq ft



First Floor



Ground Floor

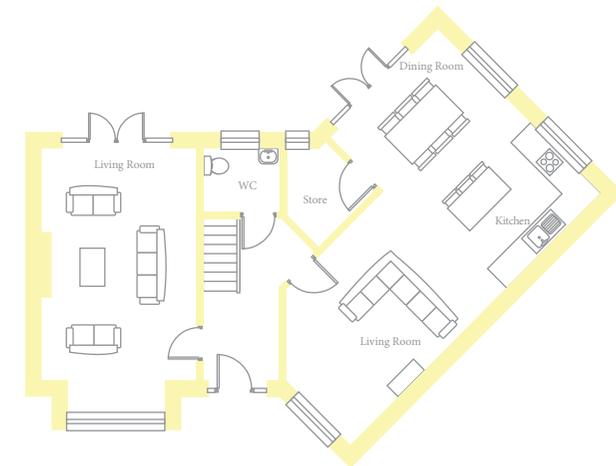
Plans are for illustrative purposes. Layouts may vary.

House Type F

4 Bed Semi-Detached
174.5 sq m / 1,878 sq ft



First Floor



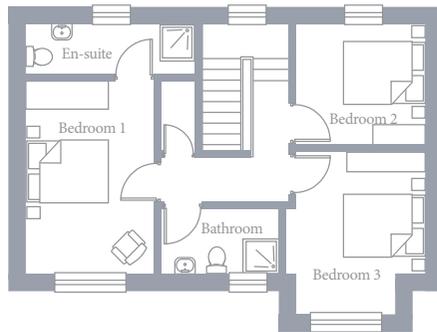
Ground Floor

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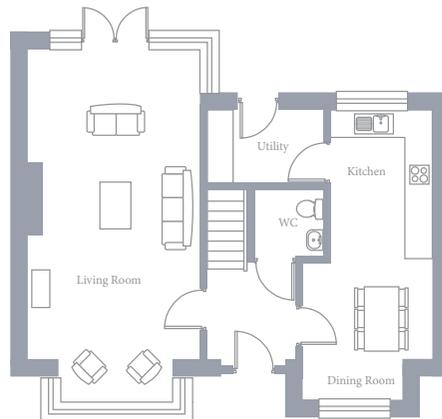
House Type G

3 Bed Semi-Detached

114.2 sq m / 1,229 sq ft



First Floor



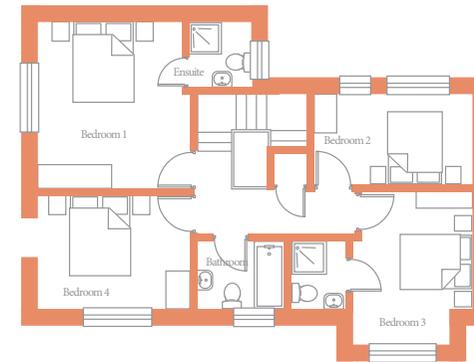
Ground Floor

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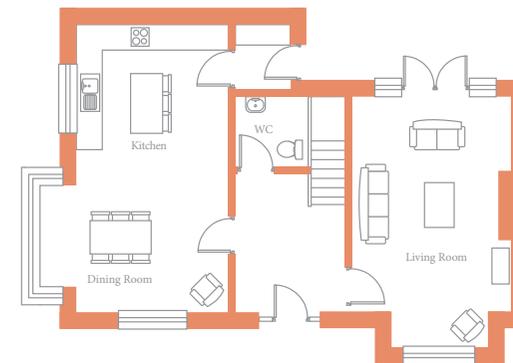
House Type H

4 Bed Detached

145 sq m / 1,561 sq ft



First Floor



Ground Floor

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Solicitor

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Agent



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