

# Residential

**Coonan**  
PROPERTY



## 18 Carton Wood, Carton Wood, Maynooth, Co. Kildare

- Impressive 3 bedroom end terrace presented in show house condition extending 103sq.m
- Built in 2016 to the highest of standards with A3 energy rating
- Accommodation consist of entrance hallway, living room, kitchen/dining room, utility, guest w.c, 3 bedrooms and family bathroom
- Estate includes on site crèche and play area
- Carton Wood is surrounded by a wealth of local amenities including well established local schools such Our Lady's, Presentation, Boys National School, Gaelcholaiste Mhaigh Nuad and the new Maynooth Post Primary
- Excellent transport links with Maynooth railway station, Dublin bus services and the M4 motorway

3 bedroom  
end terrace  
approx. 103sq.m

Guide Price:  
**€395,000**

Private Treaty

# Accommodation

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## GROUND FLOOR:

### Hallway

Tiled floor, alarm panel and light fitting.

### Downstairs w.c.

**1.49m x 2m**

Fully tiled floor, w.c., w.h.b., mirror, extractor fan and light fitting.

### Kitchen/ Dining Room

**3.74m x 5.47m**

Tiled flooring, wall and floor units, quartz worktop with upstand, integrated oven, electric hob, quartz splashback, fridge freezer, integrated microwave, extractor fan, additional worktop area and kitchen cabinets, recessed lights, blind and spacious dining area with bespoke light fitting.





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## Living Room

**4.99m x 3.29m**

Laminate flooring, feature fireplace with quartz surround and gas fired insert, t.v. point, light fitting and French doors leading to garden.

## Utility Room

**2.34m x 2m**

Plumbed for washing machine, tiled flooring and light fitting.





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## 1st FLOOR:

### Landing

Semi solid flooring, hot-press with additional shelving, light fitting and stira stairs leading to the attic which is partially floored.

### Master Bedroom

**4m x 4.99m**

Semi solid flooring, sliding wardrobes, fire alarm, carbon monoxide alarm, sockets and heating thermostat.



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Bedroom 2	2.77m x 3.59m	Semi solid flooring, fitted wardrobes, smoke alarm, vents, additional sockets, t.v. point and light fitting.
Bedroom 3	2m x 3.4m	Carpet floor, fitted wardrobe, additional shelving, sockets, t.v. point and light fitting.
Bathroom	2m x 2.8m	Tiled flooring, partially tiled walls, bath, power shower, w.c., w.h.b., with integrated cabinet and splashback, radiator towel rail and vanity mirror with fitted lights.







### Additional Information:

French doors leading to garden  
 Partial patio area  
 Raised garden beds  
 Lawn area  
 PVC fascia soffits  
 Outdoor taps  
 Pedestrian side entrance with wooden gate  
 Two designated parking spaces  
 Solar Panels  
 Clane steel shed  
 Residence committee run estate with opt  
 in (approx.€70 per annum)

### Services:

Gas central heating  
 Mains water  
 Mains sewerage

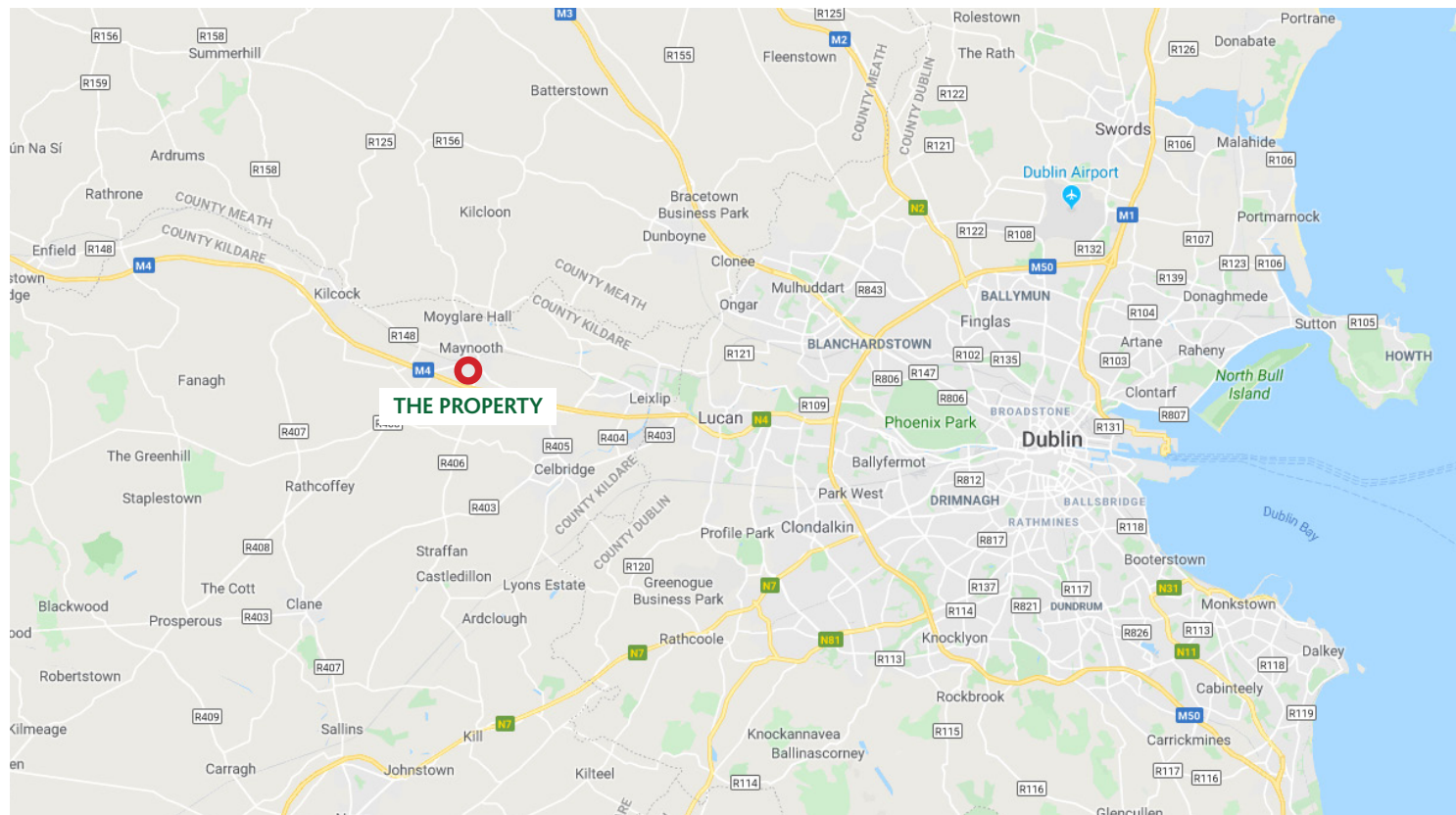
### Items Included in sale:

Fridge freezer, integrated oven, electric  
 hob, splash back, integrated microwave  
 and extractor fan.



# Directions

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## Directions:

Eircode  
W23 FF67

## VIEWING

By prior appointment at any reasonable hour.

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### Contact Information:

Sales Person  
Jill Wright  
01 6286128

BER **BER A3**

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