

Residential

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PROPERTY



26 Leinster Wood Carton Demense, Maynooth, Co. Kildare

- Generously proportioned four-bedroom semi-detached home extending to c.1,885 sq.ft. (175 sq. mtrs)
- Four spacious bedrooms with two ensuites
- Exceptional development with an enviable position overlooking the O'Meara golf course
- Leinster Wood is a unique collection of luxury dwellings set in the woodlands of Carton Demesne with access to all of the facilities of Carton Estate including world class golf courses and a state of the-art leisure centre to name but a few
- Excellent Location adjacent to Maynooth town and the M4 motorway

coonan.com

**4 bed semi
detached**

Approx. area of
1,885 sq.ft.
(175 sq. mtrs)

Guide Price:

€625,000

Private Treaty

Accommodation

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Entrance Hallway	3.7m x 2.97m	With tiled floor, coving, cloakroom measuring 1m x 1m
Guest Toilet	1.37m x 1.38m	With tiled floor, granite vanity shelf, timber panelling, W.C & W.H.B.
Sitting Room	5.36m x 5.81m (max)	Dual aspect room with timber floor, granite gas fireplace, TV point, 2 sets of French doors to rear garden, coving, recessed lighting and coving.
Kitchen	3.05m x 7.76m	With tiled floor, crème floor and wall mounted units, granite worktop and splashback, integrated dishwasher, large floor to ceiling window, stainless steel extractor fan, 5 ring hob, integrated microwave & oven and coving. Double doors to living room.



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Utility	2.42m x 2.36m	With floor and wall mounted units, tiled floor, plumbed for washer and dryer.
Landing	2.02m x 6.08m	With carpet floor, coving and hotpress off.
Master Bedroom	4.86m x 5.08m	Dual aspect bedroom with carpet floor, TV point, coving, fitted wardrobes, French doors leading to balcony over-looking the golf course.
Ensuite		With W.C., W.H.B. and shower. Tiled floor and splashbacks.
Bedroom 2	3.45m x 4.07	Dual aspect with fitted wardrobes, carpet floor, large floor to ceiling windows, TV point and coving.
Landing 2	3.35m x 3.11m	
Bedroom 3	5.99m x 4.53m	Large dual aspect bedroom over-looking the golf course to the rear of the property, with carpet floor and fitted wardrobes.
Ensuite		With tiled floor and splashbacks, W.C., W.H.B. and shower.
Bedroom 4	4.5m x 2.77m	With carpet floor.
Jack & Jill Bathroom	1.96m x 3.46m	Tiled floor & splashback, W.C., & W.H.B., bath, chrome heated towel rail, extractor fan.



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Items Included in sale

Carpets, curtains, blinds, light fittings, 5 ring-hob, integrated double oven, integrated dishwasher, Fridge freezer, dishwasher, tumble dryer.

Features

- South east facing rear garden
- Additional Information:
- Built c. 2008
- Approx. 175sq.m
- South-east rear garden aspect
- Security alarm
- Smoke alarms
- Double glazed Teak windows
- PVC fascia & soffit

- Gas fired central heating
- Outside tap
- Outside ESB
- Cul-de-sac location
- Gas fired central heating
- Mains water
- Outside tap
- Off street parking
- Maintenance fee €1400

Viewing

By prior appointment at any reasonable hour.

BER

TBC



Floor Plans

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