

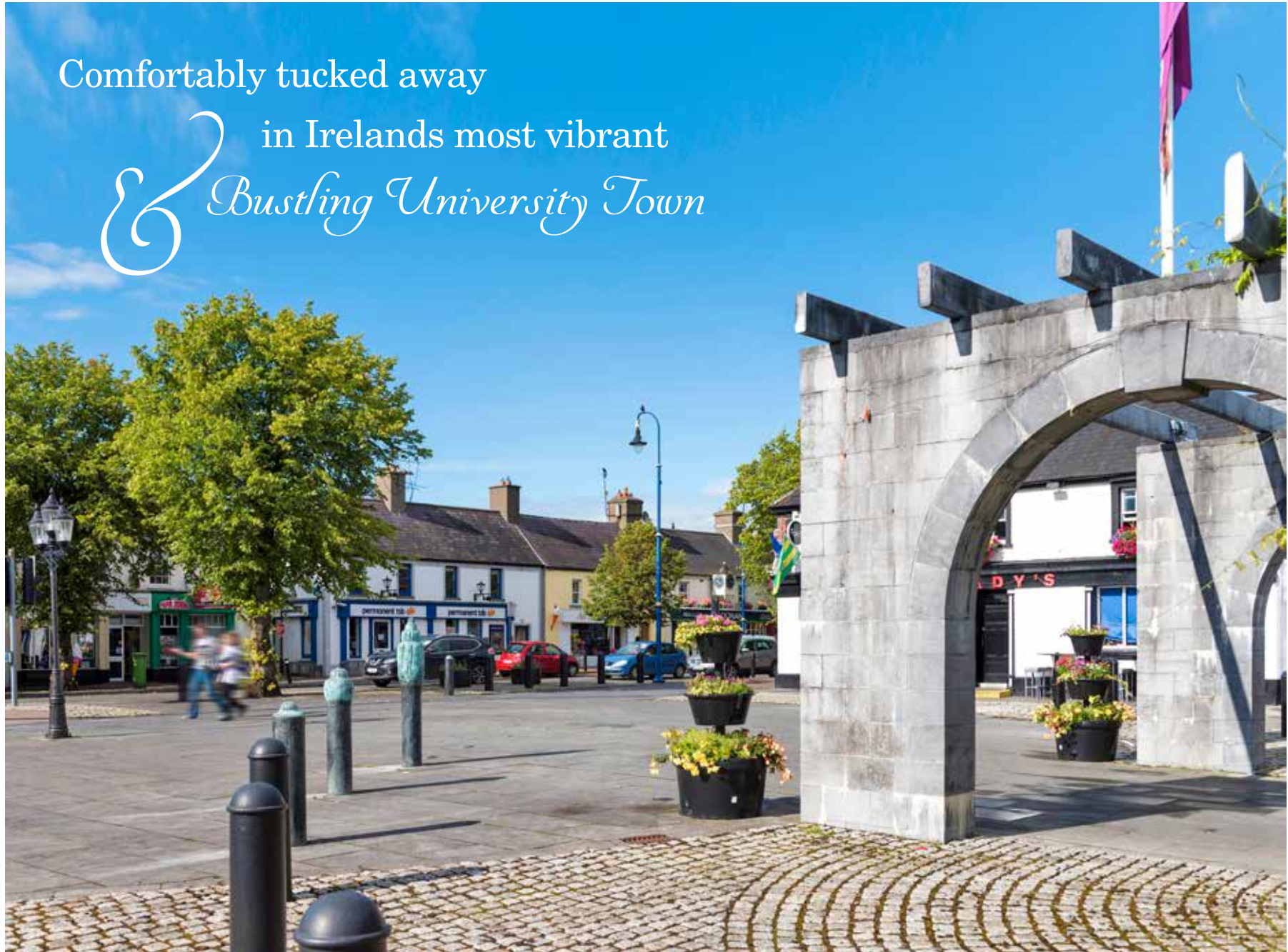


www.cartongrove.ie



Welcome to
carton 
grove

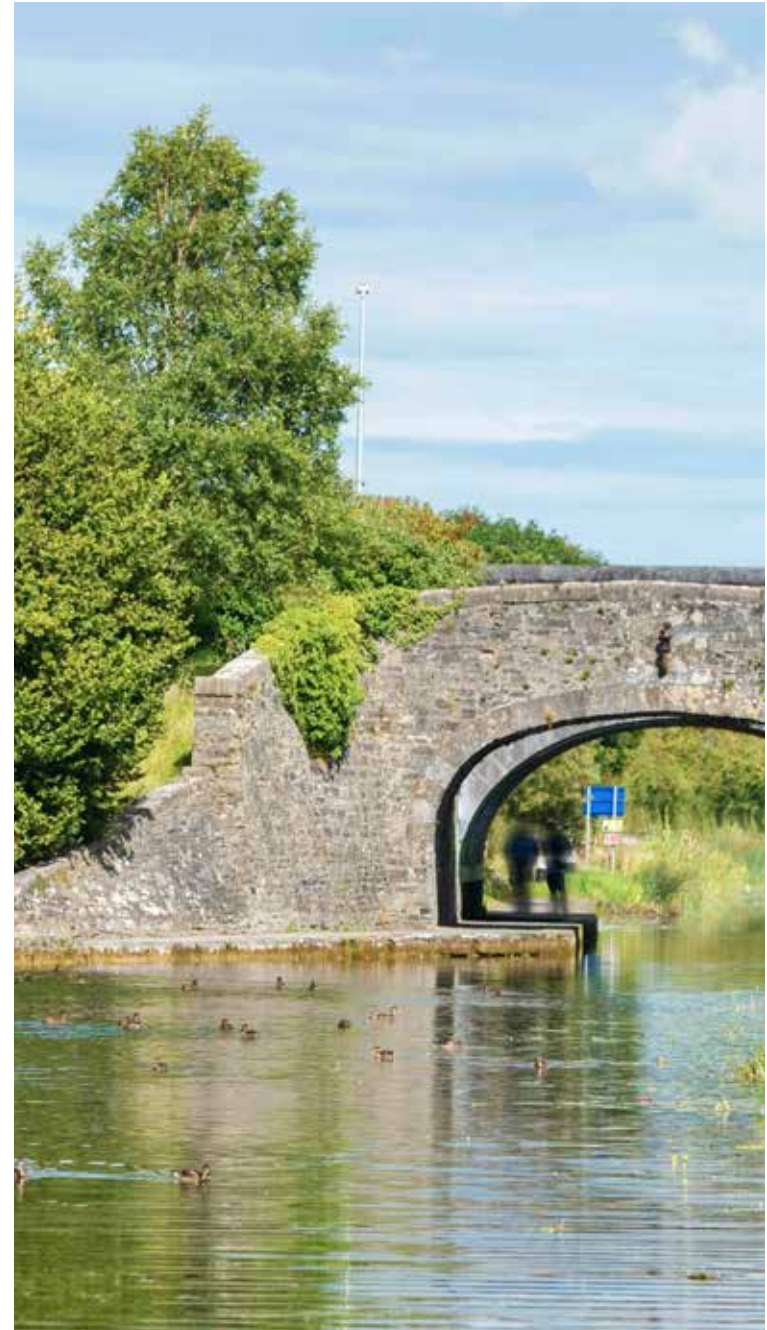
Comfortably tucked away
in Ireland's most vibrant
& *Bustling University Town*





Maynooth's most promising new development. With the M4 connecting Maynooth to the country's capital, commuting can be done from Carton Grove with exceptional ease.

The town is also well served by both bus and rail and the surrounding area is home to some of Ireland's leading multinational corporations, with the likes of Intel Ireland and the Kerry Group both working from bases in Kildare.



While student life booms

Luxury Blossoms



The towns' recent surge of economic urgency has come largely as a result of the expansion of the towns' universities. St. Patricks College and Maynooth University are both well established in the town, with the University recently achieving the highest ranking among Ireland's universities in a survey taken by international students earlier this year.

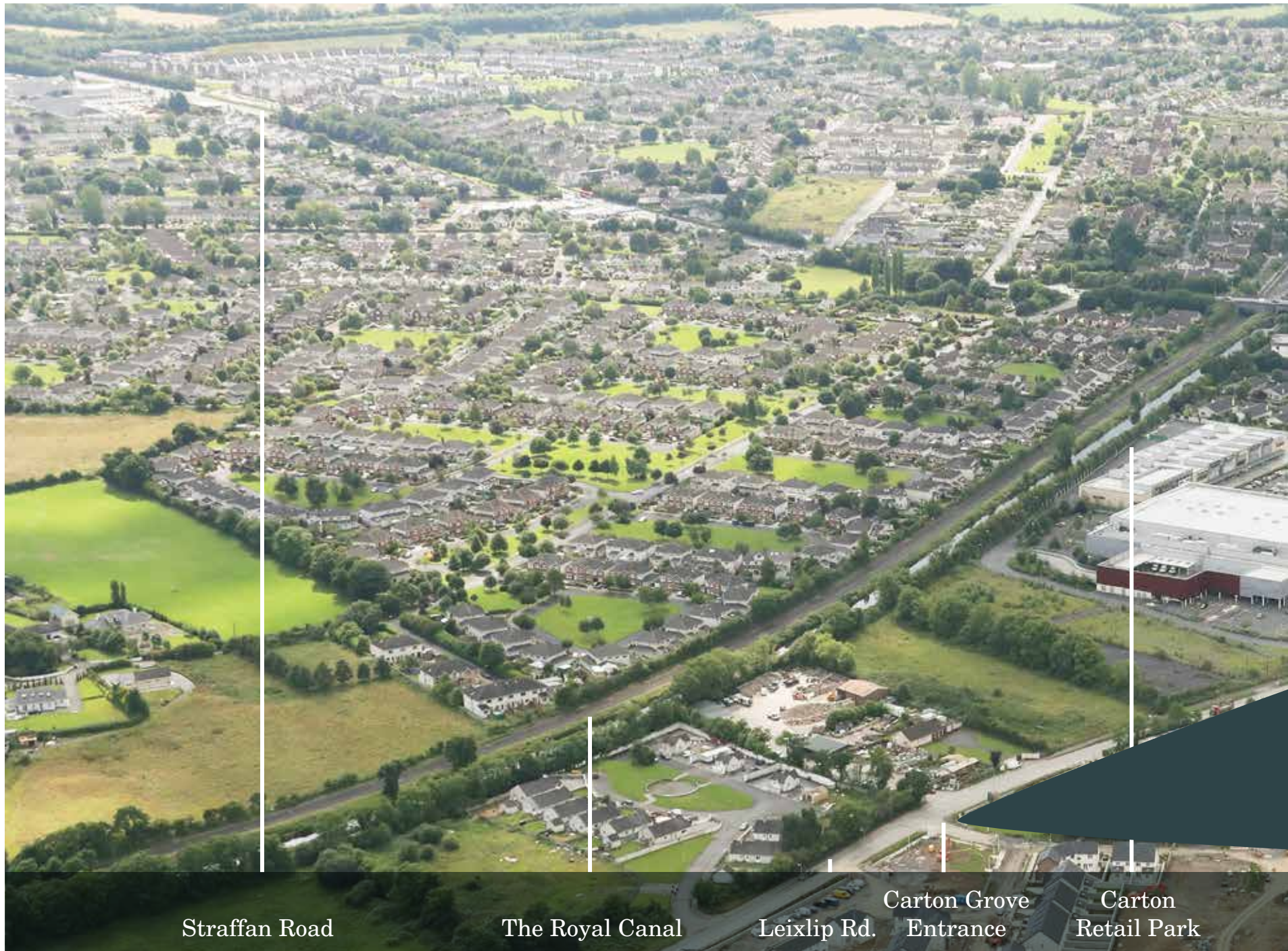




As for primary and secondary education, Maynooth is home to four primary and two secondary schools with new state of the art post primary facilities presently under construction. Needless to say, education on all levels is extremely well catered for.

While student life booms, luxury blossoms as the town shares its local with establishments including, but not limited to, The K-Club, Carton House and the Glenroyal Hotel.

Not to mention the exceptional selection of amenities ranging from pubs, restaurants, cafes and shops all found in the area with Carton Park and Manor Mills both within walking distance.



Straffan Road

The Royal Canal

Leixlip Rd.

Carton Grove
Entrance

Carton
Retail Park



carton
grove

Tesco

Maynooth
Train Station

St. Patrick's
College

Carton
Avenue

Manor Mills
Shopping Centre

Maynooth
University

High quality *Features*

Kitchen & Utility

- Elegant high-quality fitted kitchens
- Stylish kitchen worktops and upstands
- Soft-close drawers & doors
- Chrome mixer set
- Extractor hood as standard
- Stainless steel sink

Bathrooms & En-Suites

- Stylish bathrooms with attractive range of high quality sanitary ware and fittings
- Bathrooms & ensuite tiled as per showhouse
- Shower doors in ensuite as per showhouse
- Pumped thermostatically controlled showers
- Chrome heated towel rail
- Dual flush cisterns

Wardrobes

- Cleverly designed high quality fitted wardrobes to all bedrooms
- Soft-close drawers & doors (where applicable)

Low Energy Design

- 'A' rated energy efficient houses
- Photovoltaic (PV) solar panels to reduce electricity cost
- Low maintenance exterior with brick front elevation and self-colour render
- Low energy and low carbon houses
- Very high levels of insulation incorporated in floors, walls and roofs
- Super warm concrete construction delivering exceptionally high levels of thermal performance and air tightness.
- Double glazed high performance windows. Low U-value windows & external doors
- uPVC fascia & soffit
- Natural gas fired central heating with high efficiency "A" rated gas condensing boiler

Finishing Detail

- Fold-down attic ladder and attic trusses to all townhouses providing additional space
- Internal walls plastered and painted throughout and finished in a neutral colour
- Stylish internal doors & ironmongery
- Granite cills and stringer courses
- Smoke, heat and CO2 detectors fitted as standard
- Generous electrical specification throughout as per showhouse
- Standard pendant light fittings and attractive power points. Showhouse light fittings not included as standard.
- Pressurized hot and cold to w.h.b. and showers
- Virgin Media & Eir available on site

Building Guarantee

- These quality homes are covered by the HomeBond 10 Year Guarantee Scheme
- Freehold properties – no management fees

Gardens

- Good sized rear gardens are top soiled and seeded with grass
- All boundaries treated as per showhouse
- Rear garden walls plastered and capped.
- Side entrance gate fitted (where applicable)

Common Areas

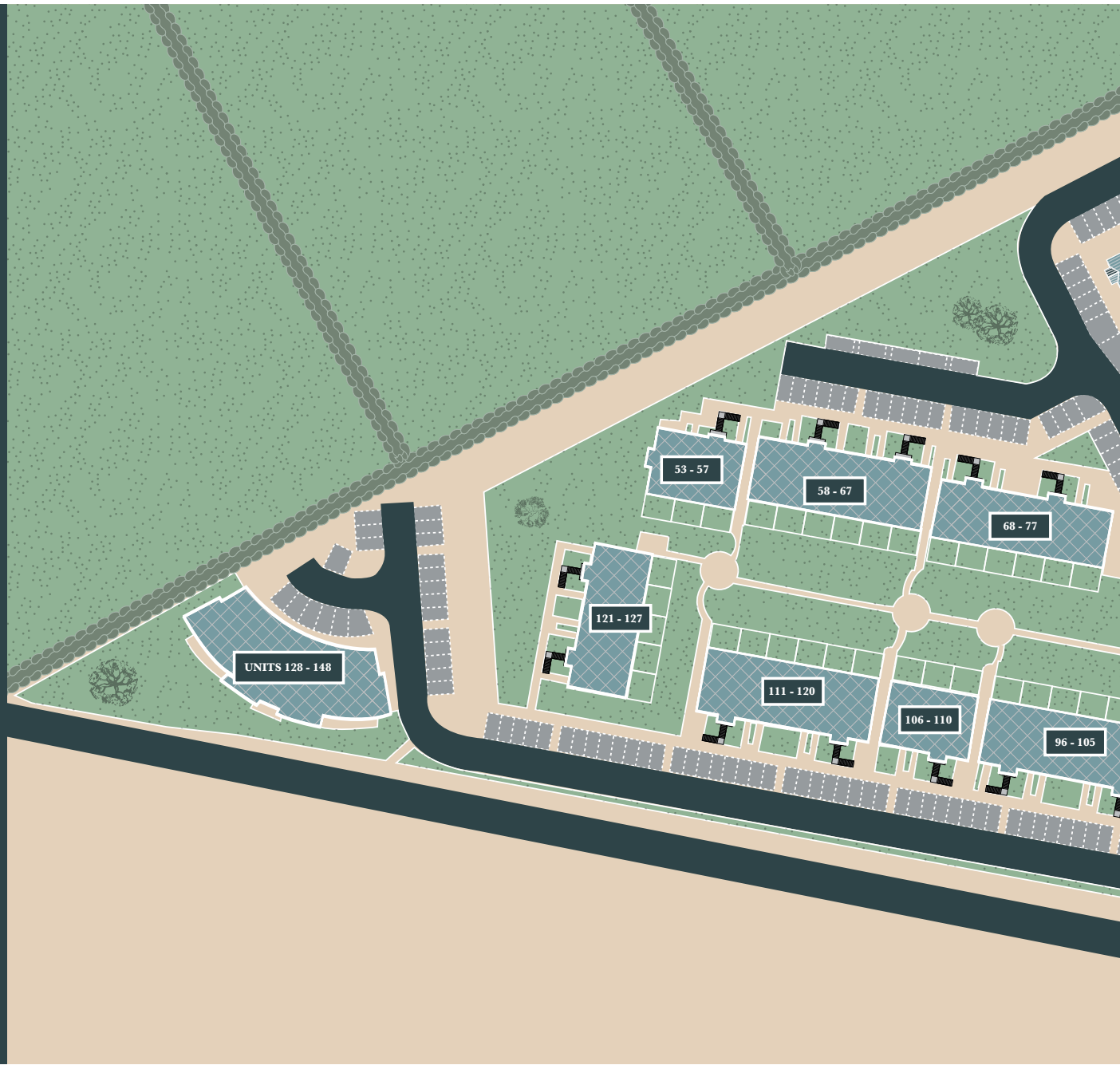
- Extensive landscaping throughout the development.

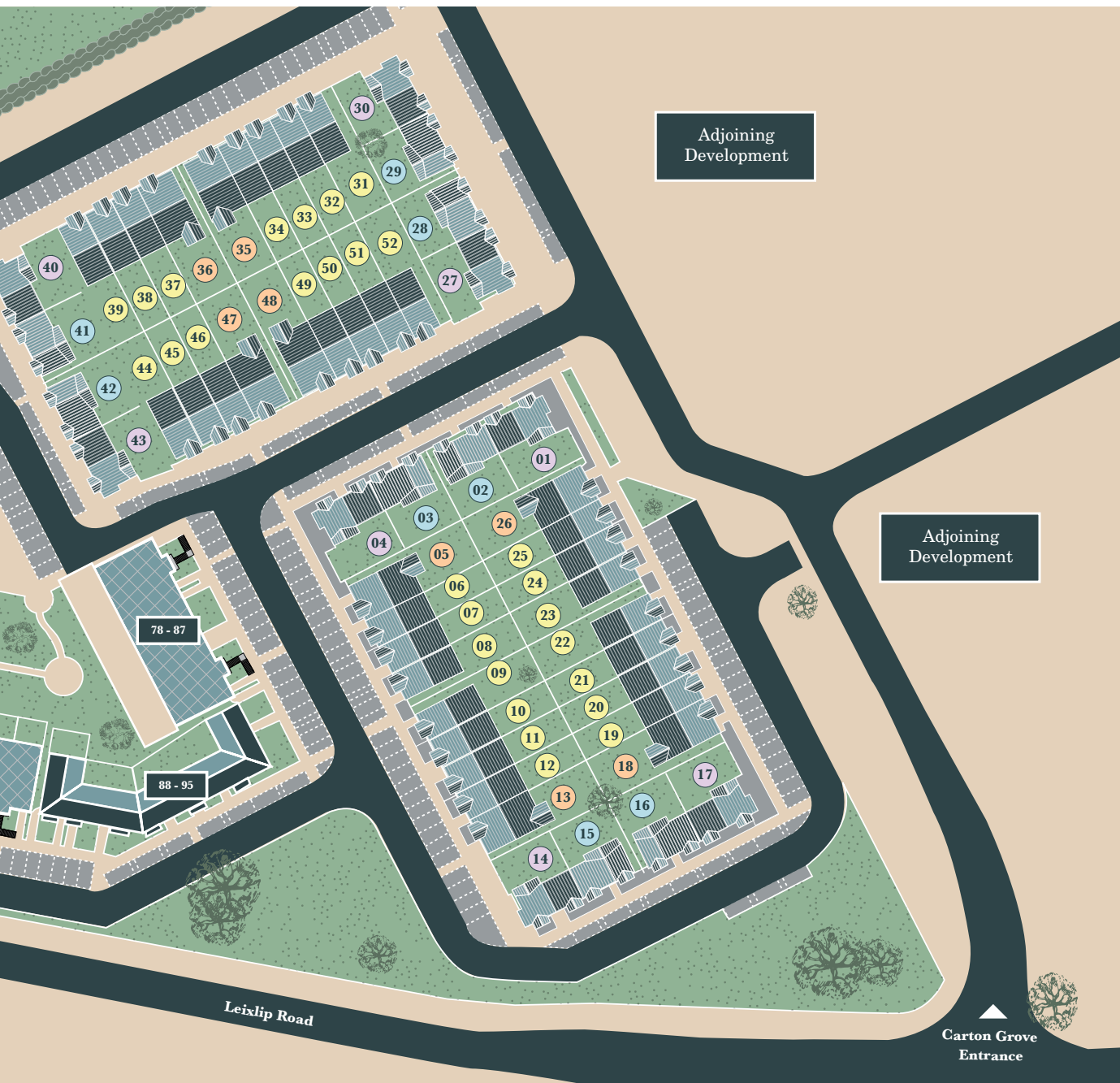






site *plan*





House Type

A

3 Bedroom Townhouse
1,240 sq.ft. / 115 sq.m.



House Type

B

4 Bedroom Townhouse
1,500 sq.ft. / 139 sq.m.



House Type

C

4 Bedroom Semi-detached
1,400 sq.ft. / 130 sq.m.



House Type

D

3 Bedroom Semi-detached
1,375 sq.ft. / 128 sq.m.

N



Carton Grove
Entrance



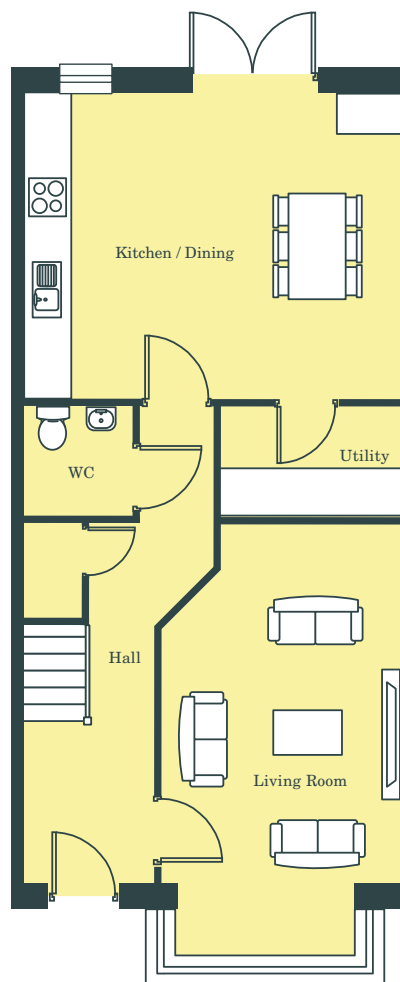
House Type *A*

3 Bedroom Townhouse

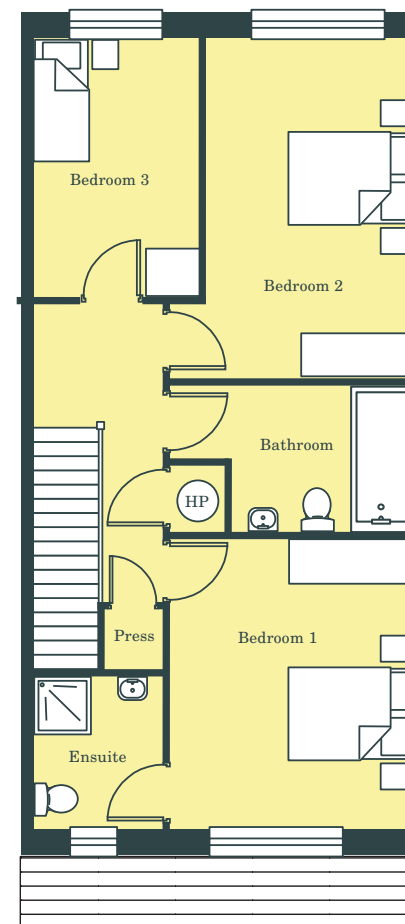
1,240 Sq.ft / 115 Sq.m



Front Elevation



Ground



First

Plans are for illustrative purposes. Layouts may vary.



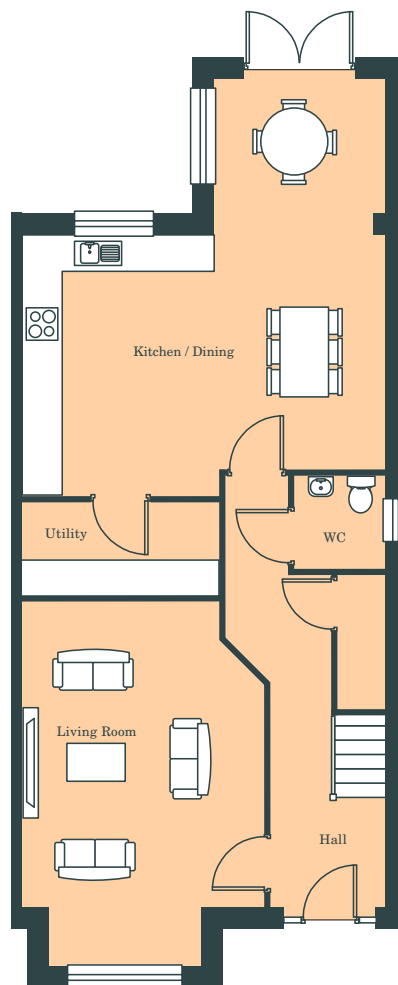
House Type *B*

4 Bedroom Townhouse

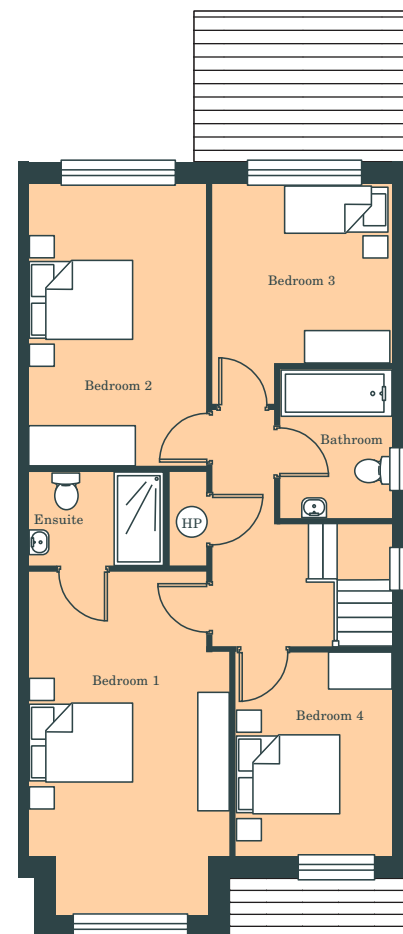
1,500 Sq.ft / 139 Sq.m



Front Elevation



Ground



First

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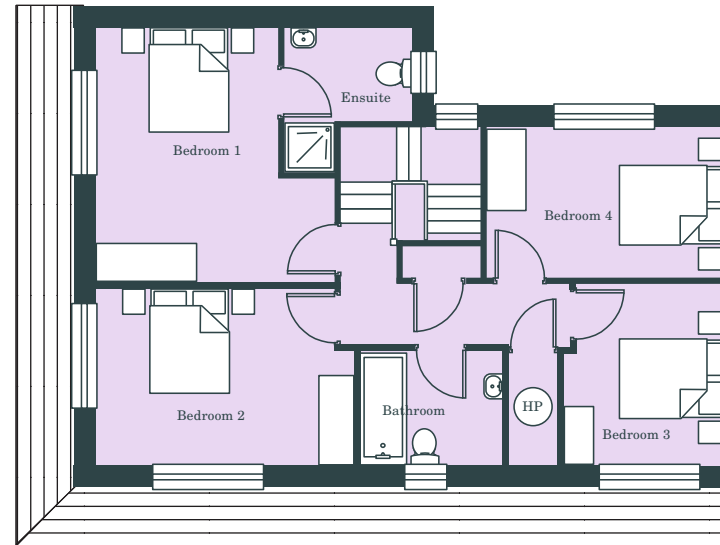
House Type *C*

4 Bedroom Semi-Detached

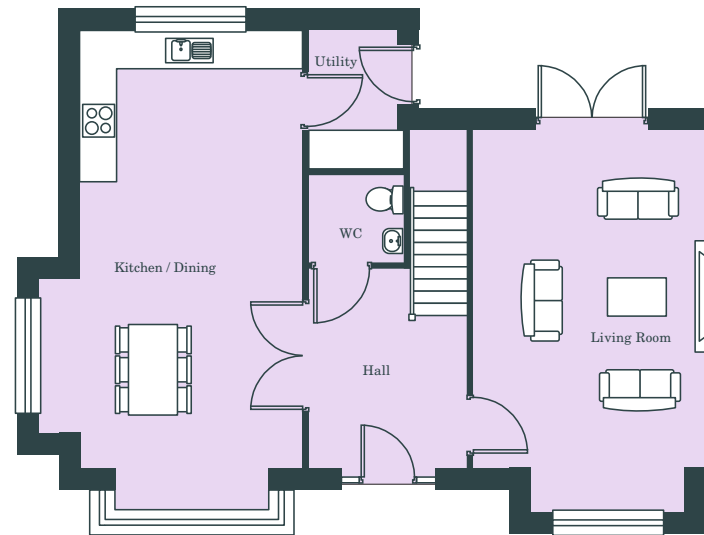
1,400 sq.ft. / 130 sq.m



Front Elevation



First



Ground

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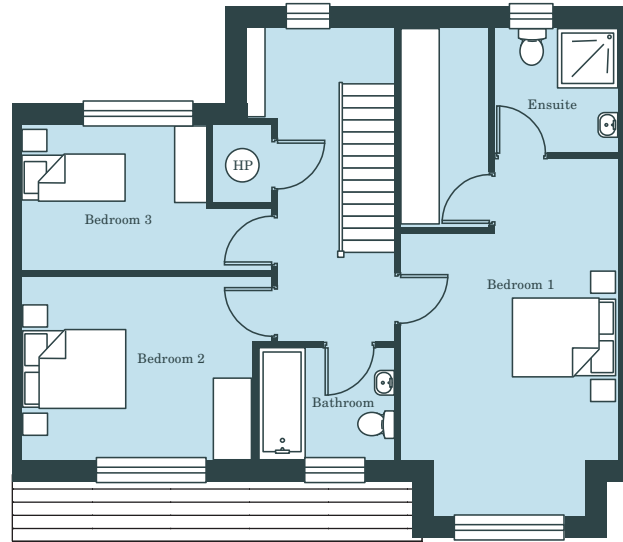
House Type *D*

3 Bedroom Semi-Detached

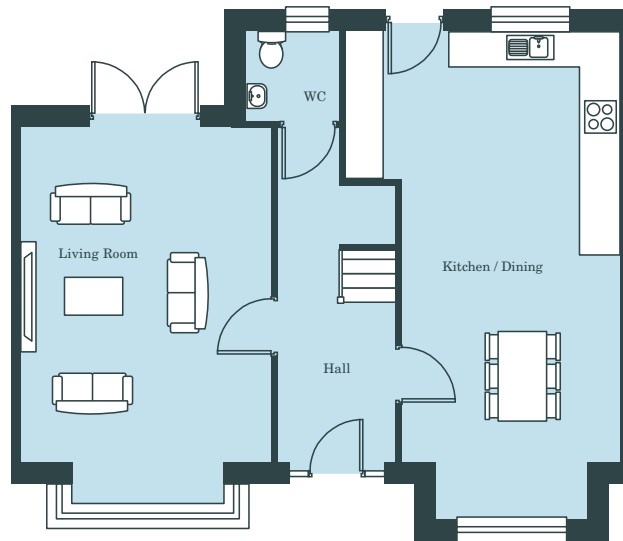
1,375 sq.ft. / 128 sq.m



Front Elevation



First



Ground

Plans are for illustrative purposes. Layouts may vary.



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Activate Capital

Development by:



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