

# Residential

**Coonan**  
PROPERTY



## 24 Leinster Wood, Carton Demesne, Maynooth, Co. Kildare.

- Generously proportioned four-bedroom detached home extending to c. 2,500 sq. ft
- Four spacious bedrooms with two en-suites
- Exceptional site with an enviable position overlooking the O'Meara golf course
- The property also features a basement with exterior access and ample parking for 3-4 cars at the front
- 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](http://coonan.com)

**4 bed detached  
home**  
Extending to  
c. 2,500 sq. ft.

Guide Price:  
**€765,000**

**Private Treaty**

# Accommodation

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Entrance Hall

**6.49m x 2.17m/  
7.99m x 1.09m**

Coving, tiled floor, storage press, alarm panel, dual aspect windows.

Guest Toilet

**1.96m x 1.302m**

Tiled splashback, tiled floor, W.C. & W.H.B., mirror.

Sitting Room

**5.76m x 7.27m**

Gas fire fireplace, marfil surround & hearth, built in wall units, solid wood floor, double height apex ceiling, dual aspect windows, TV pint, phone point, French door to rear garden.

Kitchen

**4.04m x 3.49m /  
3.45m x 2.138m**

Fitted kitchen units – cream high gloss finish, granite worktop, integrated dishwasher, tiled floor, integrated dining area, AEG extractor fan, AEG 5 ring gas hob, AEG integrated microwave & oven.





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Utility	<b>2.539m x 2.096m</b>	Fitted wall & floor units, tiled floor, sink, fuse box, plumbed for washing machine & dryer alarm panel, back door.
Master Bedroom (Ground Floor)	<b>3.17m x 5.04m</b>	2 x French door, carpet, TV point, phone point, carpet, coving.
Walk in wardrobe	<b>2.11m x 1.95m</b>	
Ensuite	<b>2.10m x 2.20m</b>	Tiled floor, tiled splashback, W.C. & W.H.B., heated towel rail, shower, shaving mirror & light.
Bedroom 2	<b>3.95m x 3.44m</b>	Coving, carpet, French doors, TV point, phone point, fitted wardrobes.



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Landing	<b>8.11m x 3.14m</b>	Hot-press off, attic access, feature Velux window, feature window overlooking sitting room, carpet.
Bedroom 3	<b>3.56m x 4.28m</b>	Fitted wardrobe, carpet, phone point.
Ensuite	<b>2.99m x 2.59m</b>	Tiled floor, tiled splashback. Bath, W.C. & W.H.B., mirror & light, heated towel rail.
Bedroom 4	<b>3.58m x 3.12m</b>	Carpet, TV point, Phone point.
Ensuite	<b>1.72m x 2.99m</b>	Tiled floor, tiled splashback, W.C. & W.H.B., shaving mirror & light, heated towel rail.



## Additional Information

- Approx. 175sq.m
- Year of construction 2006
- South facing rear garden
- Security alarm
- Smoke alarm
- Gas fireplace
- Barna shed
- Decking to the rear
- Outside electrical points
- Off street parking
- Integrated vacuum system
- External golf buggy charging point
- Maintenance fee €1,400

## Items included in sale

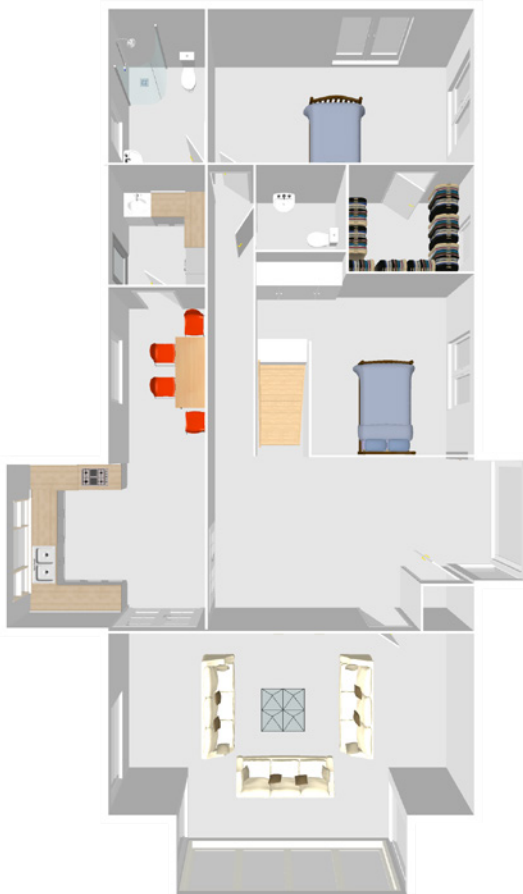
Carpets, curtains, blinds, light fittings.

## Viewing

By prior appointment at any reasonable hour.

## BER

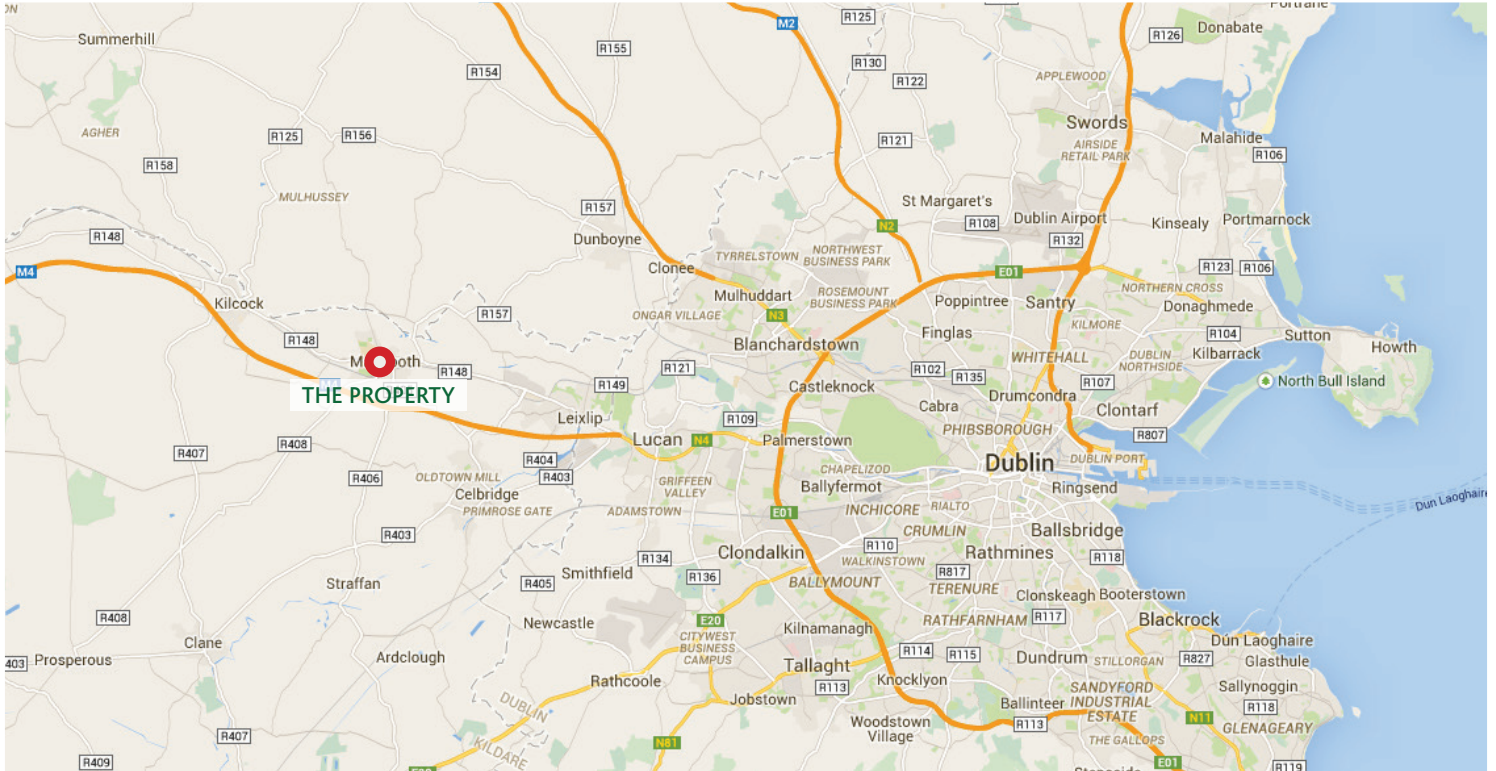
TBC





# Directions

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## Directions

Take the M4 out of Dublin and exit as slip road, Junction 2A for Celbridge West/Leixlip. Follow signs for Leixlip/Carton through the roundabout. At Intel roundabout turn left towards Maynooth. See gates for Carton Demesne on right after approx. 2 miles. Follow signs for Leinster Wood.

Eircode: W23 W7XO

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### Contact Information

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