

Residential

Coonan
PROPERTY



95 Carton Wood, Maynooth, Co. Kildare

- Coonan Property present this immaculate A rated 3 bedroom end of terrace home with South facing garden
- Accommodation briefly comprises main hallway, living room, kitchen/dining room, utility room with w.c., 3 bedrooms and family bathroom
- Sunny south facing rear garden beautifully landscaped with sandstone patio, low-maintenance artificial lawn, raised beds and steel shed
- A hugely popular development which includes on site crèche, numerous open green spaces and play area
- Carton Wood offers easy access to all local amenities including shops at Carton Retail Park, schools and a fine selection of café's, bars and restaurants just a short walk away in Maynooth Town Centre
- Excellent transport links with Maynooth railway station, Dublin bus services and the M4 motorway all easily accessible

Immaculate A rated
3 bedroom end of
terrace home with
South facing garden

Guide Price:
€535,000

Private Treaty



Entrance Patio Area:

Cobble locked patio and walkway with on street communal parking for two cars.

Entrance Hallway	1.2m x 2.1m	Carpet, light fitting and blinds on the door.
Living Room	3.36m x 5m	Tiled floor, light fitting, feature fireplace with stone surround, granite hearth and gas fire insert, window with curtains, light fitting and double doors with curtains leading to rear garden.
Inner Hallway	2.1m x 1.1m	Tiled flooring and access to utility room and w.c.
Utility Room	2.3m x 1.02m	Tiled flooring, fully plumbed, fitted shelves and houses gas boiler.
W.C.	1.5m x 2.12m	Tiled floor, w.c., w.h.b., extractor fan, light fitting and window with blinds.
Kitchen/Dining	3.95m x 5.71m	Tiled flooring, shaker style wall and floor units, tiled splashback, stainless steel sink, oven, induction hob, integrated fridge freezer, integrated microwave, filter system for water, curtains, blinds and light shade.

Accommodation

Coonan
PROPERTY



Accommodation

Coonan
PROPERTY



Accommodation

Coonan
PROPERTY



Accommodation

Coonan
PROPERTY

Landing	2.15m x 4m	Carpet, attic access and hot-press.
Master Bedroom	3.9m x 5m	Overlooks rear garden Carpet, blinds, curtains, two sets of sliding wardrobes and light fitting.
Bedroom 2	3.43m x 2.78m	Overlooks the front Carpet, fitted wardrobes, curtains and blinds.
Bedroom 3	3.41m x 2.1m	Carpet, fitted wardrobes, curtains and blinds.
Bathroom	2.3m x 2.05m	Fully tiled, oversized shower cubicle with integrated toiletries shelf, w.c., w.h.b. with built in vanity unit, vertical heated towel rail, extractor fan and light fitting.



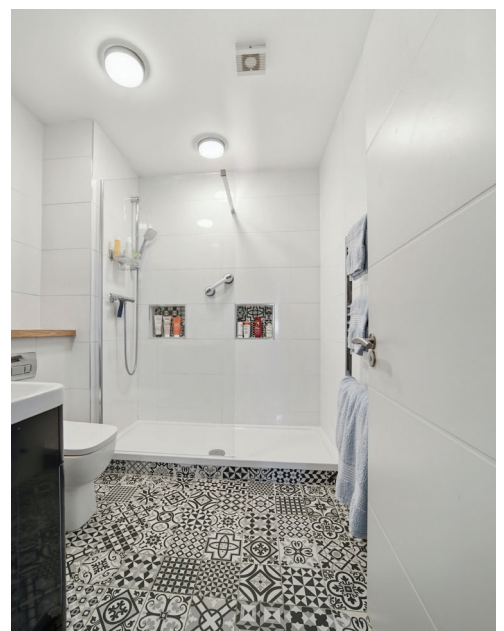
Accommodation

Coonan
PROPERTY



Accommodation

Coonan
PROPERTY





Additional Information:

- Gross internal floor area approx. 1,054 sq.ft (98 sq.m)
- Built in 2018
- Gated side entrance
- Outside lights
- Outside tap
- Steel shed (2.47m x 4.1m)
- Block wall surround
- Fully alarmed
- Not overlooked to the rear
- Residence association contribution towards grass cutting - no mgt. fee

Garden 15m x 6.5m

South facing year garden with sandstone patio area, sandstone walkway to steel shed, artificial grass, raised flower beds with outside lights. Block wall surround.

Items Included in sale:

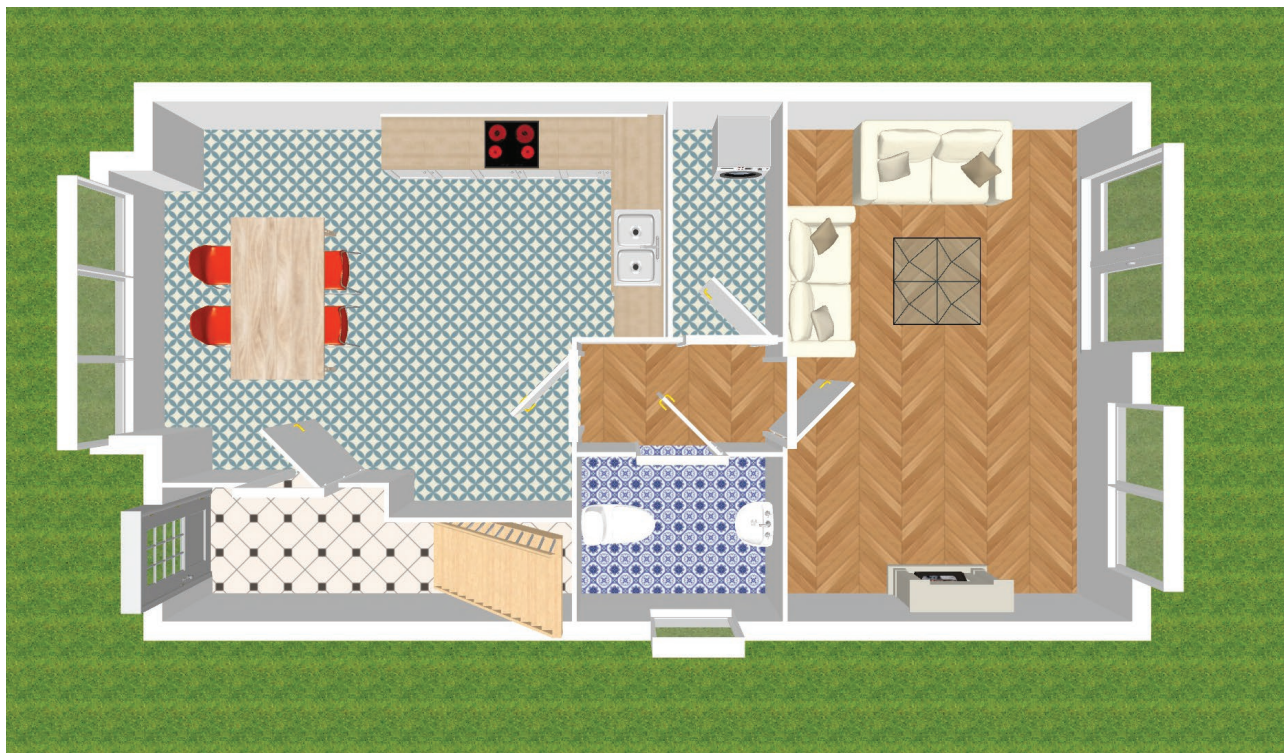
Oven, induction hob, integrated fridge freezer, integrated microwave, filter system for water, curtains, blinds and light shades.

Services:

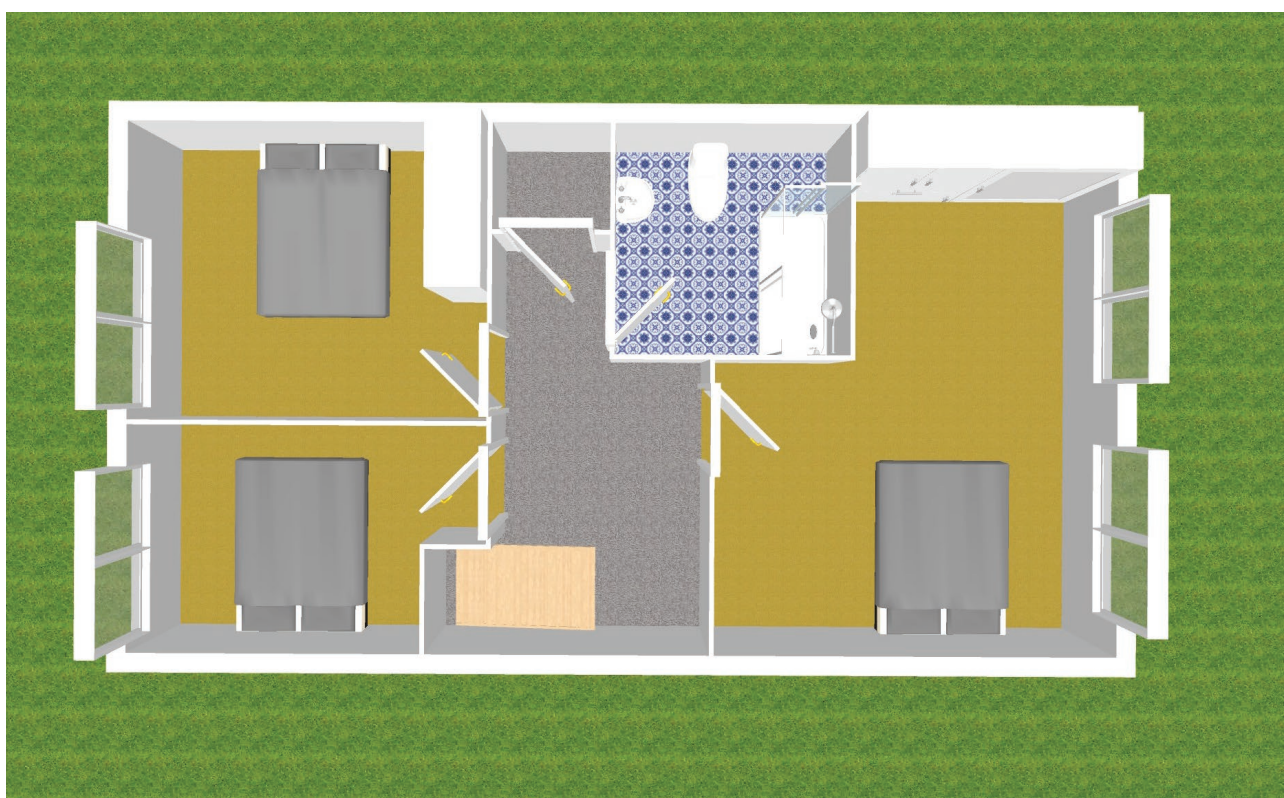
- Mains water
- Gas fire central heating

Floor Plans

Coonan
PROPERTY



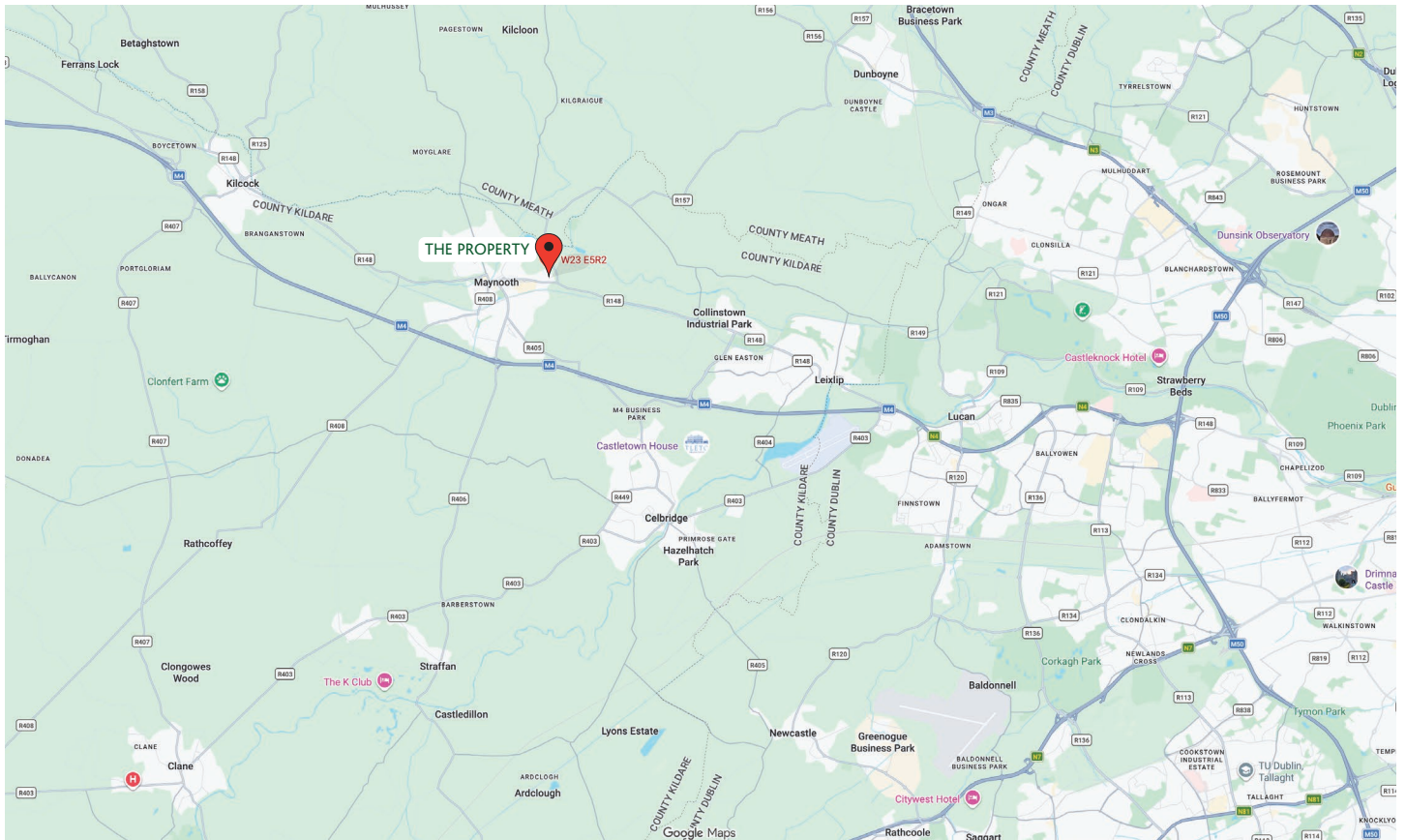
Ground Floor



First Floor

Directions

Coonan
PROPERTY



Directions
W23 E5R2



Viewing
By appointment only



Contact information:

Mick Wright
T: 01 628 6128
E: mickw@coonan.com

PSRA No.: 003764.

The above particulars are issued by Coonan Property on the understanding that all negotiations are conducted through them. Every care is taken in preparing particulars which are issued for guidance only and the firm does not hold themselves responsible for any inaccuracies. All reasonable offers will be submitted to the vendors for consideration but the contents of this brochure shall not be deemed to form the basis of any contract subsequently entered into. The vendor or lessor do not make, give or imply nor is Coonan Property or its staff authorised to make, give or imply any representation or warranty whatsoever in respect of this property.



Coonan Mortgage Group Limited t/a Coonan Financial Group is regulated by the Central Bank of Ireland.
Registration No.: 431200

For all your mortgage needs contact:
Dermot Horan / Romana Anca
T: 01 505 2718
E: admin@coonanmortgage.com

coonan.com