



RATHASKER LANE

NAAS, CO. KILDARE

www.rathaskerlane.ie



Welcome Home

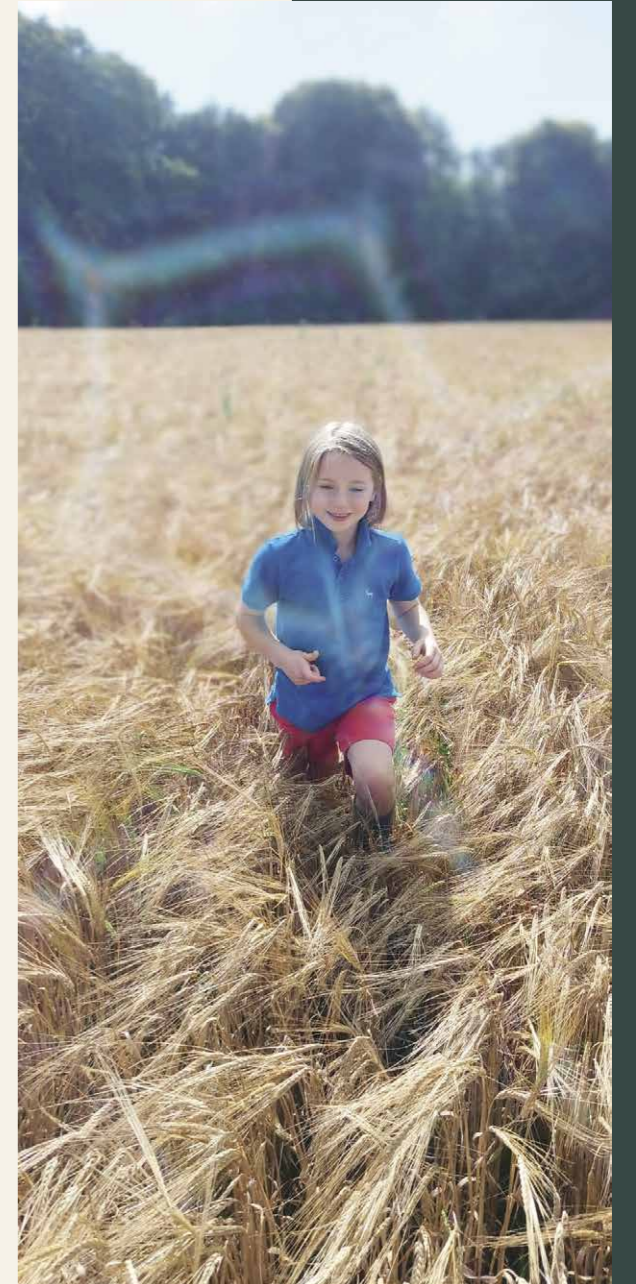
An unbeatable location for comfort and convenience in Rathasker Lane

Where the essence of community meets modern living.

Introducing the newest development from Belgrave, an exclusive housing development meticulously designed to redefine comfort and style. Nestled in the heart of County Kildare, this stunning development unveils a harmonious blend of urban convenience and natural serenity.

From two, three and four bedroom family homes, each home is crafted with precision and care, offering a sanctuary tailored to your unique lifestyle.

Discover a community crafted for comfort, convenience, and connection, where every corner invites you to embrace the essence of home.



Your dream home in Naas

Living in Naas, Co. Kildare offers a charming blend of urban convenience and rural tranquility. The town is well-equipped with local amenities, including a variety of shops, restaurants, cafes, and pubs that cater to diverse tastes. Residents enjoy access to top-notch educational institutions, such as Clongowes Wood and Newbridge College, recreational facilities like the Naas Racecourse and Punchestown, and beautiful green spaces such as the Grand Canal and local parks. The community vibe is vibrant, with numerous events and festivals held throughout the year, contributing to a rich local culture.

Naas is strategically located just about 40 kilometers southwest of Dublin, making it an ideal spot for those who work in the capital but prefer a quieter home environment. Excellent transport links, including the M7 motorway and frequent train and bus services, ensure easy and quick commutes to Dublin City. This proximity allows residents to enjoy the best of both worlds: the bustling city life of Dublin with its extensive cultural, shopping, and entertainment options, and the serene, community-oriented lifestyle of a smaller town.





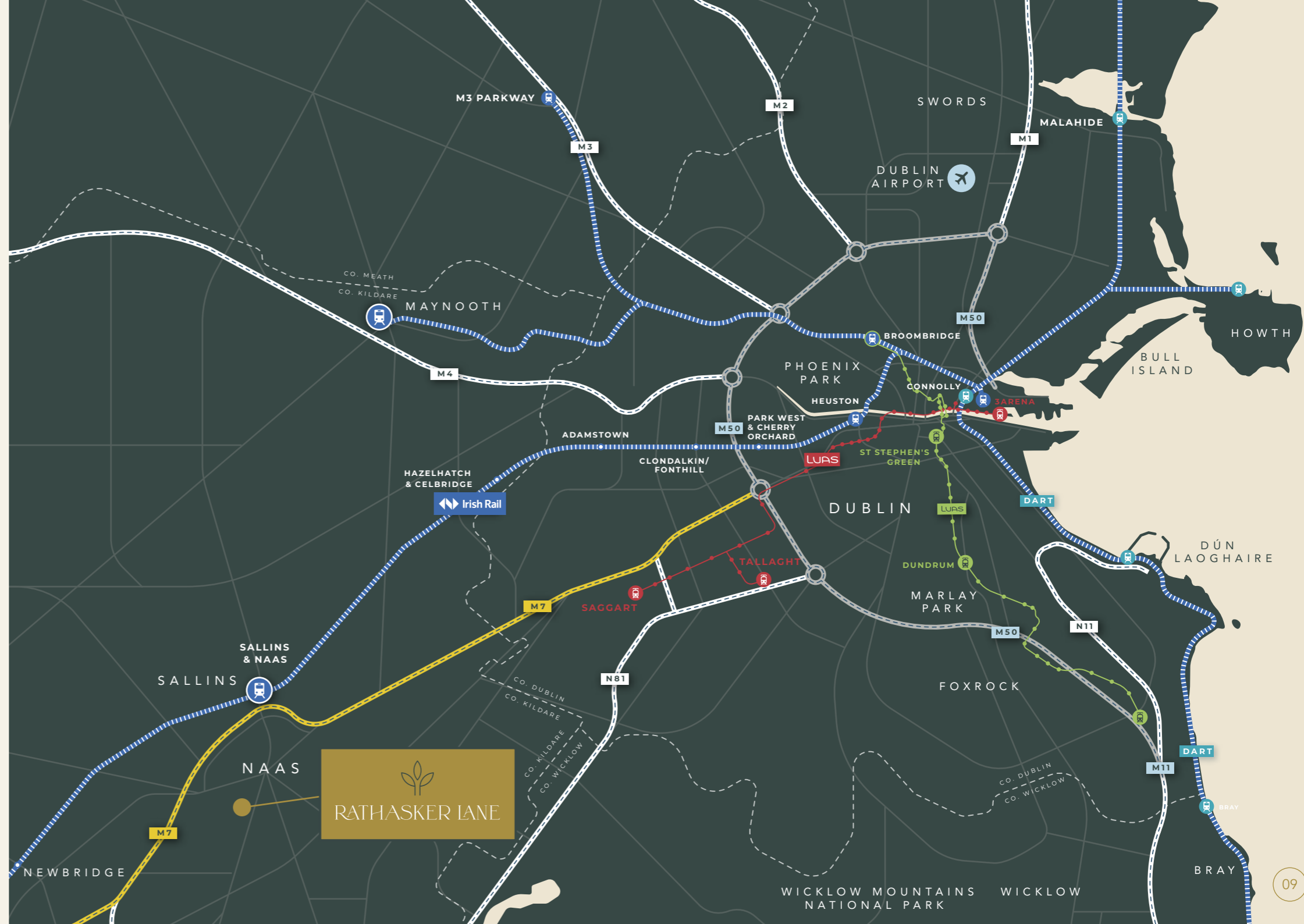
An Ideal Location with links to wherever you need to go

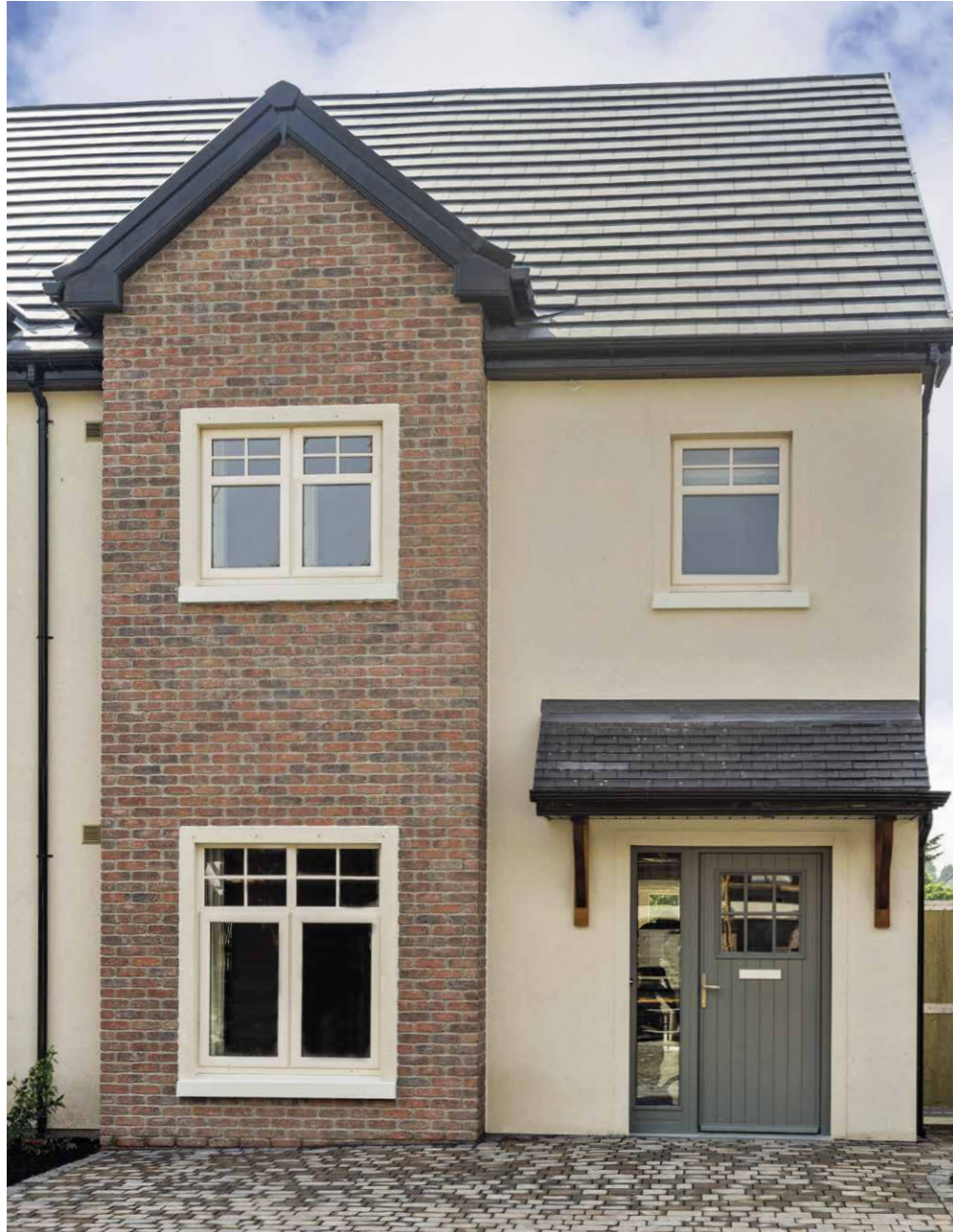
Rathasker Lane is conveniently located on the outskirts of Naas town, offering easy access to shops and amenities. For commuters heading to Dublin, transportation options include train, bus, or the motorway. Rathasker Lane is situated close to Sallins & Naas train station and Naas bus stops, making it ideal for those travelling to the city.

BY CAR

Rathasker Lane to	Drive Time	Distance
Dublin City Centre	35 mins	37 km
M50	23 mins	26 km
Dublin Airport	36 mins	46 km
Maynooth	28 mins	25 km
Sallins/Naas Train Station	11 mins	5 km

DUBLIN BY TRAIN (30MINS)







Site Map

4 Bedroom Homes

- House Type A
Semi-Detached
c. 149.7 sq m / 1,611 sq ft
- House Type B
Semi-Detached
c. 147.4 sq m / 1,587 sq ft
- House Type D
Semi-Detached
c. 115.6 sq m / 1,244 sq ft
- House Type J
Semi-Detached (3 Storey)
c. 140.3 sq m / 1,510 sq ft

3 Bedroom Homes

- House Type C
Semi-Detached
c. 119.9 sq m / 1,291 sq ft
- House Type F
3 Bedroom Mid Terrace
c. 126.2 sq m / 1,358 sq ft

2 Bedroom Homes

- House Type E
2 Bedroom End of Terrace
c. 90.2 sq m / 971 sq ft

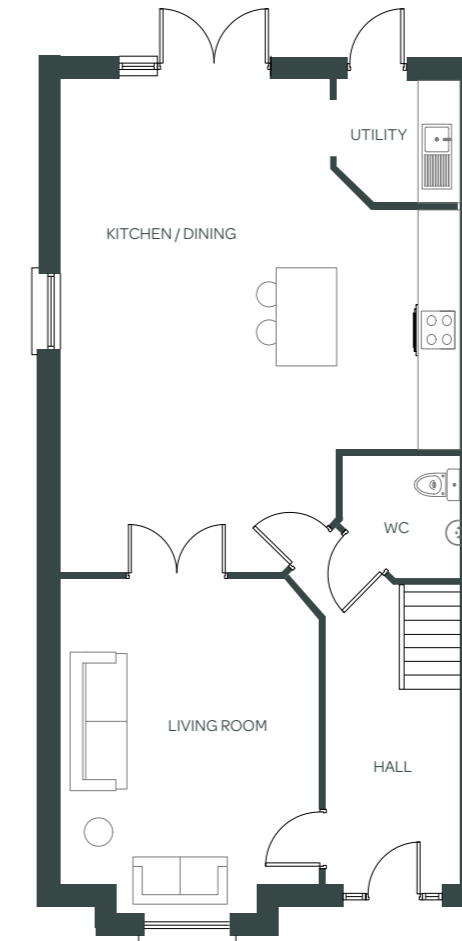


Plans and dimensions are indicative only and subject to change. Belgrave may alter the layout, building style, landscape and specifications without notice. The finished home may therefore vary from the information provided.

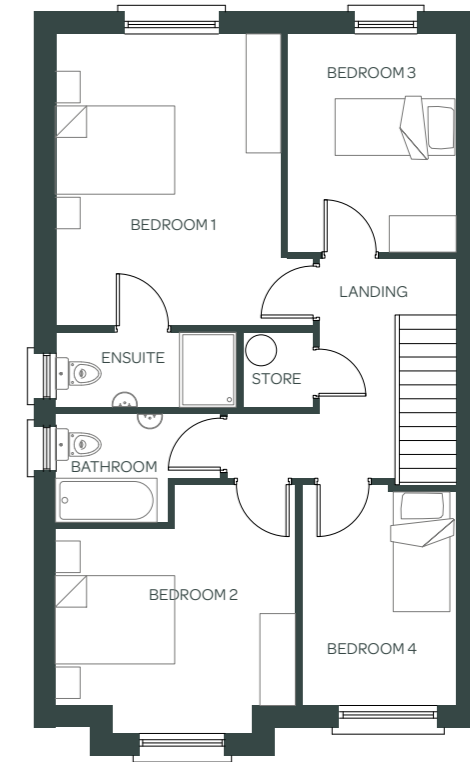
Floor Plans

Explore our range of floor plans and find the perfect match for your vision of home

4 Bedroom Semi-Detached c. 149.7 sq m / 1,611 sq ft



Ground Floor

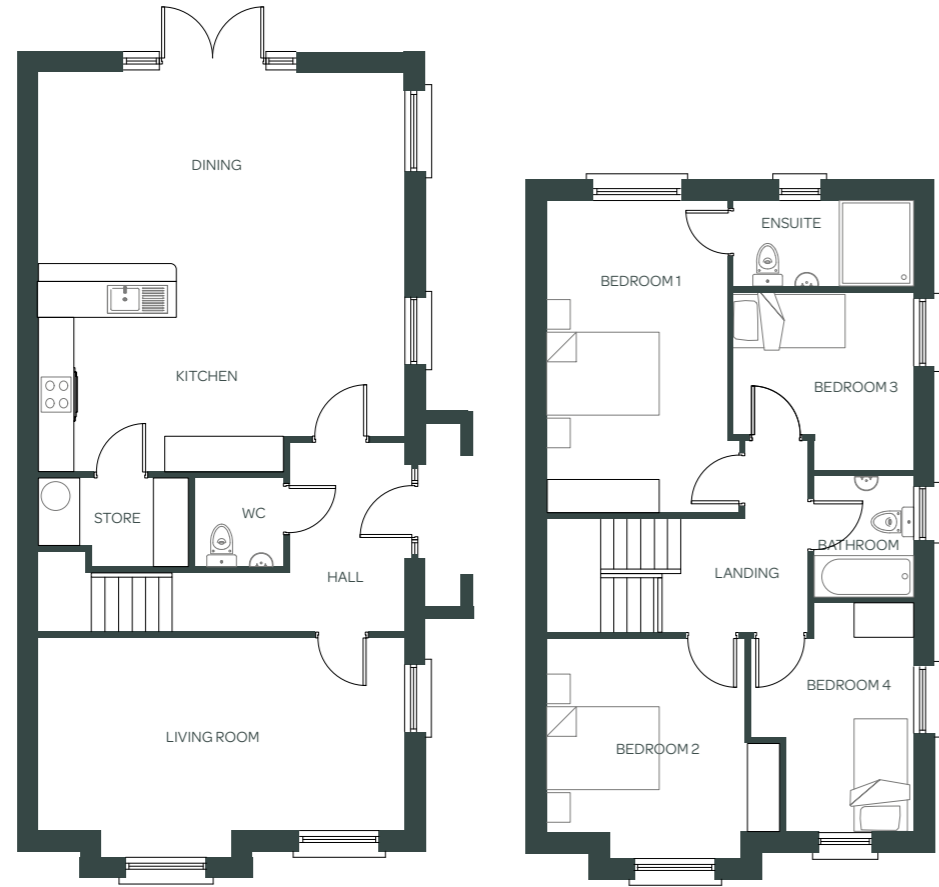


First Floor

Please Note: Floor plans are indicative only and subject to change. In line with our policy of continuous improvement, Belgrave reserves the right to alter the layout, building style, landscaping and specification at any time without notice. A mirrored version may apply depending on the location. Please speak to the Selling Agent for clarification.

4 Bedroom Semi-Detached (Side Entry)
c. 147.4 sq m / 1,587 sq ft

HOUSE TYPE B



Ground Floor

First Floor

Please Note: Floor plans are indicative only and subject to change. In line with our policy of continuous improvement, Belgrave reserves the right to alter the layout, building style, landscaping and specification at any time without notice. A mirrored version may apply depending on the location. Please speak to the Selling Agent for clarification.

3 Bedroom Semi-Detached
c. 119.9 sq m / 1,291 sq ft

HOUSE TYPE C



Ground Floor

First Floor

Please Note: Floor plans are indicative only and subject to change. In line with our policy of continuous improvement, Belgrave reserves the right to alter the layout, building style, landscaping and specification at any time without notice. A mirrored version may apply depending on the location. Please speak to the Selling Agent for clarification.

3 Bedroom Semi-Detached

c. 115.6 sq m / 1,244 sq ft

HOUSE TYPE D



Ground Floor

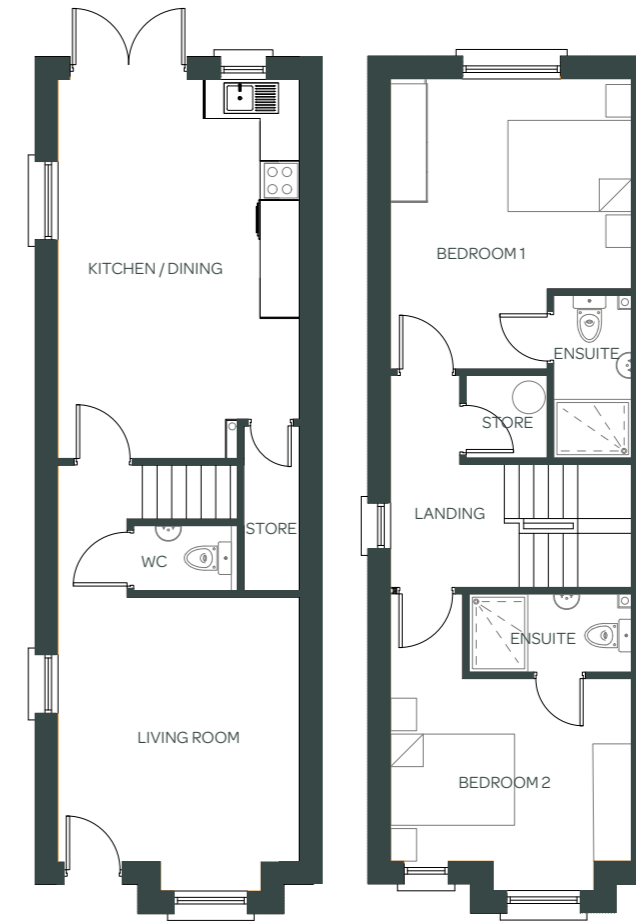
First Floor

Please Note: Floor plans are indicative only and subject to change. In line with our policy of continuous improvement, Belgrave reserves the right to alter the layout, building style, landscaping and specification at any time without notice. A mirrored version may apply depending on the location. Please speak to the Selling Agent for clarification.

2 Bedroom Semi-Detached

c. 90.2 sq m / 971 sq ft

HOUSE TYPE E



Ground Floor

First Floor

Please Note: Floor plans are indicative only and subject to change. In line with our policy of continuous improvement, Belgrave reserves the right to alter the layout, building style, landscaping and specification at any time without notice. A mirrored version may apply depending on the location. Please speak to the Selling Agent for clarification.

3 Bedroom Mid-Terrace

c. 126.2 sq m / 1,358 sq ft

HOUSE TYPE F



Ground Floor

First Floor

Please Note: Floor plans are indicative only and subject to change. In line with our policy of continuous improvement, Belgrave reserves the right to alter the layout, building style, landscaping and specification at any time without notice. A mirrored version may apply depending on the location. Please speak to the Selling Agent for clarification.

4 Bedroom Semi-Detached (3 Storey)

c. 140.3 sq m / 1,510 sq ft

HOUSE TYPE J



Ground Floor

First Floor

Second Floor

Please Note: Floor plans are indicative only and subject to change. In line with our policy of continuous improvement, Belgrave reserves the right to alter the layout, building style, landscaping and specification at any time without notice. A mirrored version may apply depending on the location. Please speak to the Selling Agent for clarification.

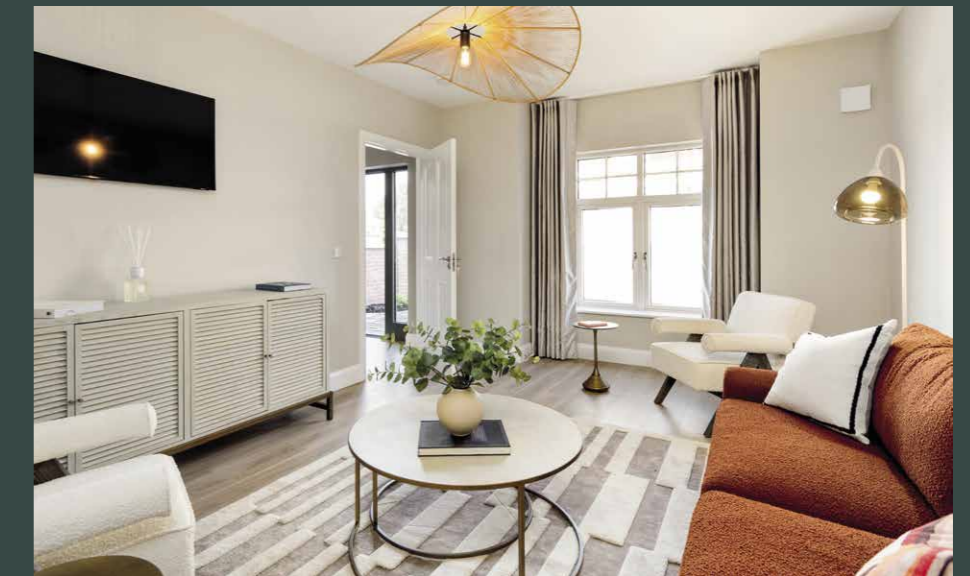


Building for your future

Dedicated
to creating
exceptional
residential
communities.

Belgrave is a leading housing developer renowned for its commitment to crafting exceptional residential communities that blend quality, sustainability, and modern design. Belgrave has established a reputation for excellence through meticulous attention to detail and a dedication to innovative construction practices. Their developments feature energy-efficient homes, green spaces, and a strong emphasis on community connectivity, ensuring that residents enjoy both comfort and convenience. Belgrave's projects are not just about building houses; they are about creating lasting value and fostering thriving communities that enhance the quality of life for their residents.

Each development reflects Belgrave's commitment to blending aesthetic appeal with functional design, ensuring that every home not only meets but exceeds modern living standards.



Features & Specifications

Every specification is a testament to our commitment to excellence

CONSTRUCTION TYPE

- Concrete block construction with internal insulation.

WINDOWS & DOORS

- UPVC high-performance double-glazed windows with low U-Value for energy efficiency
- Hardwood front door with multi-point master locking system
- Large glazed patio doors to private rear gardens
- Window boards shall be moisture-resistant MDF
- Skirtings & architraves ex 75mm x 20mm MDF profiles.

ENERGY EFFICIENCY

- 'A2/A3' BER rating energy efficient Houses
- Low energy, low carbon Houses.
- Very high levels of insulation incorporated in floors, walls and roofs.
- Super warm construction delivering exceptionally high levels of thermal performance and air tightness.
- High performance, low U-value windows and external doors.
- Low emission argon-filled windows which reflect heat back into the room.
- Air-to-water heat pumps with multi-zone controls.
- Thermostatically controlled radiators throughout.

INTERNAL FINISHES

- Internal walls plastered and painted
- Smoke and heat detectors fitted as standard.
- Wired for intruder alarm and cable television throughout.
- CAT 6 cable wiring for data and telephone points for high-speed broadband connection.
- Standard light fittings and attractive power points.
- Walls and floor tiled as per showhouse.

EXTERNAL FINISHES

- High quality brick and render finish.
- Side passage gate (Where applicable)
- Paved front driveways to accommodate parking
- Seeded gardens with dividing fences

KITCHEN & WARDROBES

- Elegant high-quality fitted kitchens and wardrobes as per showhouse

BATHROOMS & EN-SUITES

- Stylish bathroom with attractive range of high-quality sanitary ware and fittings.
- High quality tiling to floors and wet areas in bathroom and en-suite.

These Quality Homes are covered by the HomeBond 10 Year Guarantee Scheme.







RATHASKER LANE

NAAS, CO. KILDARE

www.rathaskerlane.ie



Email: naas@coonan.com

Tel: 045 832020

PRSA No. 003764



Email: info@sfor.ie

Tel: 045 866466

PRSA No. 001057

These particulars and any accompanying documentation are set out as a general outline only, and do not constitute any part of an offer and are issued strictly on that basis. Measurements are approximate and drawings, maps and plans are not drawn to scale. All contents are general outlines for the guidance of intending purchasers only. Belgrave reserves the right to make alterations to the design, specification and layout.