

For Sale

Asking Price: €539,500

Sherry
FitzGerald
O'Reilly



78 Landen Park,
Oldtown Demesne,
Naas,
Co Kildare,
W91 R7N0.

BER A3

sherryfitz.ie



Sherry Fitzgerald O' Reilly are delighted to welcome you to 78 Landen Park. This exquisite four-bedroom semi-detached home, nestled within the prestigious Oldtown Demesne estate, offers a harmonious blend of style, comfort, and energy efficiency. With its spacious layout, light filled interiors, high-quality finishes, beautifully landscaped garden and peaceful cul-de-sac setting, this property is the ideal haven for discerning families.

This wonderful home offers the perfect blend of tranquility and convenience, situated in the perfectly maintained environs of Landen Park, and within easy walking distance of Monread Park, the Grand Canal towpath, primary and secondary schools, creche, GAA and a host of local amenities. The vibrant town centre of Naas is just a short walk away, offering a diverse range of shops, restaurants, and entertainment options. With excellent transport links to the M7/N7 motorway and the Arrow rail link, this home is perfect for the commuter.

The well-proportioned accommodation in this fine property briefly comprises hallway, sitting room, kitchen/dining, guest wc, utility room. First floor - 3 bedrooms (1 en-suite), family bathroom. Second floor landing, bedroom with en-suite.



Accommodation

Entrance Hall 5.64m x 2.04 (18'6" x 2.04): The bright hallway features a wood effect tiled floor and carpet to the stairs. The tiled flooring with underfloor heating features throughout the ground floor. The hallway includes a cloakroom (2.24m x 0.42m).

Guest WC 1.66m x 1.4m (5'5" x 4'7"): The guest wc features contemporary close coupled wc and wash hand basin. With heated towel rail, metro style tiling and eye-catching wallpaper.

Living Room 4.95m x 3.8m (16'3" x 12'6"): This is a large comfortable room to front, boasting a wood burning cassette stove set into a contemporary granite fireplace with granite hearth, and a stunning light fitting overhead. There are shutters to the window, fitted shelving, and double doors lead to the kitchen.

Kitchen/Dining Room 5.65m x 4.2m (18'6" x 13'9"): This stunning room boasts floor-to-ceiling windows and doors, flooding the space with natural light and offering a seamless connection to the outdoor patio. The kitchen offers lots of storage in an array of elegant shaker style cabinets. The island unit with quartz countertop features an under-mount sink, integrated dishwasher and both seating and storage. Integrated also are a Smeg oven and grill, 6 ring gas hob, and Samsung American style fridge freezer.

Utility Room 2.04m x 1.6m (6'8" x 5'3"): With lots of storage cabinets and including the boiler, washing machine and dryer. Back door to garden.

First Floor - Landing 3.9m x 2.5m (12'10" x 8'2"): The landing with large window has a carpet floor and hotpress off.

Bedroom 1 4.1m x 3.4m (13'5" x 11'2"): This is a very generous double bedroom with front aspect. It is fitted with a wall of floor to ceiling wardrobes and a laminate oak floor and feature bedside lighting.

En-Suite 2.6 x 1.35m (2.6 x 4'5"): The en-suite is fully tiled and fitted with a contemporary suite of wc, wall hung vanity, large shower unit and heated towel ladder rail.

Bedroom 2 3.67m x 3.62m (12' x 11'11"): This spacious double room with rear view features fitted wardrobes and laminate oak floor.

Family Bathroom 2.44m x 2m (8' x 6'7"): The stylish bathroom boasts attractive tiling to floor and walls and includes wc, wall hung vanity unit, bath with overhead rainfall shower and heated ladder towel rail.

Second Floor - Landing 3m x 1.82m (9'10" x 6'): This spacious landing would be perfect for a home office. With carpet floor, Velux window and attic access,

Bedroom 4 5.75m x 2.88m (18'10" x 9'5"): This is a large bedroom with a wall of built in wardrobes ensuring ample storage, a laminate oak floor and shutters to the window

En-Suite 2.64m x 1.82m (8'8" x 6'): The en-suite includes a shower unit with overhead rainfall shower. It has a modern close coupled wc, vanity unit and a heated towel rail and it is tiled to floor and surrounds.





Special Features & Services

- Built circa 2017 and extends to a generous 140m² approximately.
- Contemporary family home in a prime location.
- Low energy, low carbon home.
- 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.
- GFCH with 'A' Rated gas condensing boiler and multi-zone controls.
- Solar panels for hot water and photovoltaic solar panels for electricity generation.
- Thermal mass for passive heat storage.
- Underfloor heating on ground floor with thermostatically controlled radiators upstairs.
- Cat VI cabling and high speed fibre broadband.
- Fitted alarm system.
- Parking for two cars on cobblelock drive.
- Landscaped rear garden with raised beds planted with olive trees, roses and lavender, a synthetic lawn and large paved covered patio.
- Contemporary sanitary ware and fittings in all bathrooms.
- Includes all appliances, carpets, curtains, shutters, blinds and exquisite light fittings.
- The exterior has a low maintenance finish.
- A short stroll to the centre of Naas town with its array of shops, restaurants and sporting facilities.
- 15-minute walk to Monread Shopping Centre.
- Close to Monread Park and Canal side walks.
- Many Naas schools both primary and secondary within walking distance.
- Short drive to Junctions 9 and 9A of the N7/M7.
- 20-minute walk to Arrow commuter train in Sallins.
- Bus stop at estate entrance with buses to Maynooth, Leixlip and Blanchardstown among others.







Outside:: The driveway is lined with beech hedging to one side and raised beds filled with box plants and weeping fig. It is laid with cobble-lock with off street parking for two cars. The exterior has a low maintenance attractive brick and render finish. The back garden has been landscaped with raised beds packed with olive trees, roses, evergreens, tree fern and lavender. A large stone patio is covered with a wooden pergola offering the perfect spot for relaxing or entertaining. The lawn is a low maintenance synthetic one, and to the side is a lean to shed (2.9m x 1.42m) for storage.



NEGOTIATOR

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DIRECTIONS

From Naas Main Street, turn onto the Sallins Road. After passing The Crossings Motor dealers, take the second left into Oldtown Demesne. Take the second right onto Maple Drive. Turn left into Landen Park. Take the next right, then left. Take the second right turn and number 78 will be the first house on the right.

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