



*94 Landen Park, Oldtown Demesne, Naas, Co. Kildare, W91 K2P7.*



***94 Landen Park,  
Oldtown Demesne,  
Naas, Co. Kildare,  
W91 K2P7.***

***€700,000***

***An exceptional four-bedroom  
detached home with attic  
conversion set in the leafy  
environs of Oldtown  
Demesne!***

***For Sale by Private Treaty***

***Viewing strictly by  
appointment***

***Selling agents  
Sherry FitzGerald O'Reilly***

***Phone 045 866466  
info@sfor.ie***



Sherry FitzGerald O'Reilly are delighted to introduce you to 94 Landen Park, an exceptional four-bedroom detached home with attic conversion set in the leafy environs of Oldtown Demesne on the Sallins Road in Naas.

This is a wonderful family home, presented in show home condition and offering an abundance of light, space, and sophisticated styling. Boasting an impressive A3 BER rating, this residence is packed with energy-efficient features including solar panels and underfloor heating.

Throughout the home, there are high-quality fixtures and fittings. The bathrooms have been upgraded with premium sanitary ware, brassware, and tiling, adding a touch of luxury. The heart of this home, the kitchen/dining room, was thoughtfully extended at the build stage, creating a substantial and versatile space perfect for family life and entertaining. Stepping outside, the delightful garden has been recently landscaped, offering a tranquil outdoor retreat.

Landen Park is conveniently situated within a short walk of Naas town centre with its selection of shops, schools, boutiques, restaurants, bars, Theatre, hospital and many leisure facilities. It is just a few minutes' walk to Monread Park and shopping centre, the local leisure centre, Naas GAA and creche. It offers easy access to the M7/N7 motorway and is within walking distance of the Sallins train station.

This property boasts gracious and well-proportioned accommodation- it briefly comprises hallway, sitting room, family room, kitchen/dining room, utility room, guest wc. Floor 1 – 4 bedrooms (one with walk through wardrobe), two en-suites and family bathroom. Floor 2 – attic room and shower room.

**Entrance Hallway** 4.06m x 3.54m (13'4" x 11'7"): The entrance hallway is a bright, welcoming space with an oak laminate floor and carpet to stairs. Underfloor heating features throughout the ground floor. Included is an understairs storage press (1.83m x 0.77m) and bespoke understairs drawers.

**Sitting Room** 6m x 4.32m (19'8" x 14'2"): This is a spacious room of dual aspect, bathed in natural light. The focal point is a sleek, contemporary La Martine granite fireplace housing a wood-burning cassette stove by Wanders. A rich dark oak laminate flooring extends throughout, complemented by both wall and centre lighting.

**Family Room** 4m x 4m (13'1" x 13'1"): This is a bright space with floor to ceiling windows and French doors leading to the covered patio. Double doors open to the kitchen.





**Kitchen/Dining Room** 10.4m x 4.08m (34'1" x 13'5"): Extended at the build stage, this is a substantial room which is filled with light from its many windows and French doors. It is well appointed with a large selection of stylish handleless cabinets; pantry presses and drawers in two attractive tones. The kitchen is finished with a Santa Margherita quartz worktop and a distinctive blue glass splashback. The large island, with undermount sink and Quooker tap, houses two integrated dishwashers and with seating for four, is perfect for casual dining. The quality appliances also include a Samsung American style fridge freezer, side by side Miele ovens, Haier wine bank and five ring induction hob.

**Utility Room** 2.64m x 1.66m (8'8" x 5'5"): With lots of storage cabinets, sink and gas boiler, it is plumbed for two washer/dryers. Back door to garden.









**Guest WC** 1.76m x 1.46m (5'9" x 4'9"): With wc, wall hung vanity and heated towel rail, it has a laminate oak floor and attractive mirror and tile feature wall.

## Floor 1

**Landing** 3.38m x 3.05m (11'1" x 10'): The stairs and landing have luxurious carpet underfoot and a large window on the return. Overhead is a stunning brass and opal globe chandelier. With hotpress off.

**Bedroom 1** 4.36m x 3.86m (14'4" x 12'8"): This is a superb double bedroom with front view and carpet floor. It includes walk through wardrobe and en-suite.

**Walk Through Wardrobe** 2.63m x 1.72m (8'8" x 5'8"): Lined with wardrobes and with carpet floor and window.

**En-Suite 1** 2.55m x 1.5m (8'4" x 4'11"): The sophisticated en-suite is fitted with contemporary wc, wall hung vanity with mounted bowl, LED mirror with Bluetooth speaker, shower unit with ceiling mounted shower head and heated towel rail. With exquisite tiling to floor and walls and underfloor heating.





**Bedroom 2** 4.21m x 3.95m (13'10" x 13'): This is a generous double bedroom to rear with lots of fitted wardrobes and carpet floor.

**En-Suite** 2.72m x 1.46m (8'11" x 4'9"): The en-suite comprises wc, wall hung vanity, shower unit with rainfall showerhead and heated towel ladder rail. With tiling to floor and surrounds and underfloor heating.

**Bedroom 3** 4m x 3.95m (13'1" x 13'): This spacious double room with view of the rear garden includes a range of built in wardrobes and carpet floor.

**Bedroom 4** 2.83m x 3.13m (9'3" x 10'3"): This is a single room with side view and fitted wardrobe.

**Family Bathroom** 2.81m x 2.1m (9'3" x 6'11"): The luxurious family bathroom features an integrated bathtub with recessed shelving overhead, a large shower cabinet, a close coupled wc, vanity unit and heated ladder towel rail. With large format tiles to walls and floor and underfloor heating.









## Floor 2

**Landing** With carpet floor.

**Shower Room** 2.4m x 1.70m (7'10" x 5'7"): This beautifully appointed shower room features a Bauhaus wall-hung vanity and sink, WC, and a shower with both rainfall and handheld heads. It also includes a heated towel rail and an LED mirror, all complemented by superb floor, wall tiling and underfloor heating.

**Attic Room** 9.94m x 3.52m (32'7" x 11'7"): This is a wonderfully large and versatile room, suitable for a variety of uses. It includes a dormer window with window seat and three large Velux windows overhead. With a carpet floor and eaves access.

## Outside

The extended driveway is lined with beech hedging on both sides and to the front of the house, a bed filled with hydrangea and laurel trees provides privacy. The drive is laid with cobble-lock and offers off street parking for five cars.

The back garden was redesigned in 2021. The garden designer has crafted a space featuring multiple seating areas, a low-maintenance synthetic grass lawn, and numerous raised beds filled with a vibrant array of trees and shrubs. The plantings include 2 Japanese acers, Olive tree, Jasmine, Osmanthus cloud, Fatsia Japonica, buxus, grasses, Montbretia, and miniature fuchsia, all providing exceptional shape, depth, and year-round colour. A spacious limestone patio offers ample room for outdoor living with retractable awning over the extension double doors. Directly outside the family room, a charming pergola covers part of the patio, creating an ideal spot for relaxing or entertaining guests. Both side access are gated and covered for convenience.

## Directions

From Naas Main Street, turn onto the Sallins Road and continue for 1.7 km. After passing The Crossings Motor dealers, take the second left into Oldtown Demense. Take the first right onto Maple Lawns. Turn left into Landen Park, then turn right. Follow the road and take the last left turn. Number 94 is the sixth house on the left.





## Special Features & Services

- Contemporary family home in a prime location.
- Built 2017.
- Extends to a generous 236m<sup>2</sup> approximately of accommodation
- Four bedrooms (2 Ensuite) plus attic conversion with ensuite (2018).
- Extended kitchen/dining room.
- A rated energy efficient, 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 ( recently serviced).
- New water pump (2025).
- Solar panels (recently serviced).
- Thermal mass for passive heat storage.
- Underfloor heating on ground floor with thermostatically controlled radiators upstairs.
- Cat VI cabling.
- Fitted alarm system with remote access.
- High speed fibre broadband.
- Freshly painted walls, ceilings and woodwork.
- Parking for five cars on extended cobblelock drive.
- Upgraded contemporary sanitary ware, tiling and fittings in bathrooms, with Grohe shower fittings and Crosswater wall hung vanity units.
- Includes high quality carpets and light fittings.
- Listed appliances included.
- Contemporary rear garden landscaped in 2021, with raised rendered beds, limestone paved patio, synthetic lawn, low maintenance planting, pergola, awning and covered side access.
- Low maintenance brick and render finished exterior.
- Beside green area.
- A short stroll to the centre of Naas town with its array of boutiques, bars, restaurants and theatre.
- 15-minute walk to Monread Shopping Centre.
- Close to Monread Park and canal towpath 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 Sallins train station for trains to Heuston and Connolly stations, Kildare and beyond.
- Bus to Maynooth, Leixlip and Blanchardstown from estate entrance.



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