



79 Landen Park, Oldtown Demesne, Naas, Co Kildare, W91 N7N2.

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Sherry
FitzGerald
O'Reilly

**79 Landen Park,
Oldtown Demesne,
Naas, Co Kildare,
W91 N7N2.**

*A superbly impressive 4
bedroomed semi-
detached home set in the
grounds of the historic
Oldtown estate of the
DeBurgh family.*

Asking Price €635,000

For Sale by Private Treaty

Selling agents
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Sherry Fitzgerald O'Reilly are delighted to welcome you to 79 Landen Park, a superbly impressive 4 bedroomed semi-detached home set in the grounds of the historic Oldtown estate of the DeBurgh Family. Landen Park is a beautifully landscaped and maintained estate and an enviable place to live. It is bounded by the Oldtown Demesne walls, with mature trees and large open spaces stretching down to the banks of the Grand Canal.

Number 79 is a wonderful family home, presented in show home condition and offering an abundance of light, space, and sophisticated styling, including contemporary bathrooms and a sleek modern kitchen. An end house, and not overlooked to rear, it enjoys views to both front and back of lovely landscaped green spaces. The sunny southeast facing back garden is the perfect spot for entertaining, with both decking and a patio, a synthetic lawn and built in barbecue and pizza oven. Boasting an impressive A BER rating, this residence is packed with energy-efficient features including solar panels, high insulation levels, underfloor heating and EV charger.

It is within easy walking distance of Monread Park and the Monread Shopping Centre, Grand Canal towpath walks, primary and secondary schools, Naas 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, boutiques, restaurants, bars and entertainment options. With excellent transport links to the M7/N7 motorway and just a 20-minute walk to the train station in Sallins, this home is perfect for the commuter.

This property boasts gracious and well-proportioned accommodation, perfectly suited for the modern family. It 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. Outside - garden room and built-in BBQ area.

This property offers the perfect turnkey opportunity in a superb location. Viewing is essential.



Accommodation

Entrance Hallway 5.57m x 2m (18'3" x 6'7"): This is a bright, welcoming entrance that perfectly sets the tone for this elegant home. The hallway is finished with exquisite porcelain tiling that flows seamlessly throughout the entire ground floor, complemented by integrated underfloor heating. The staircase is laid with carpet and there is a practical cloakroom off (2.26m x 0.42m).

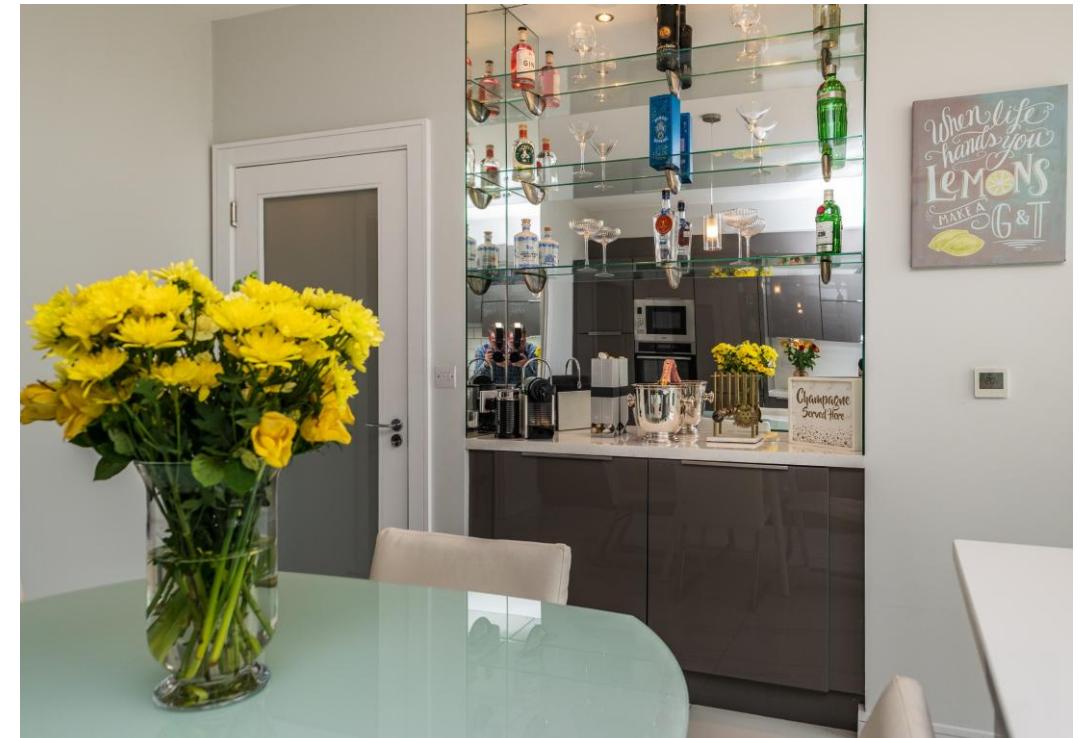
Guest WC 1.65m x 1.42m (5'5" x 4'8"): The guest wc features close coupled wc and whb, with heated towel rail and metro style tiling to wall.

Sitting Room 5m x 3.83m (16'5" x 12'7"): This is a large comfortable room overlooking the front garden. It boasts a contemporary granite fireplace, complete with an integrated wood-burning stove creating a cosy focal point. Double doors open to the kitchen providing an open plan flow, perfect for entertaining.



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 decking. The kitchen offers lots of storage in an array of sleek high gloss cabinets. The extended island unit acts as a multifunction hub, with a quartz countertop, under-mount sink, integrated dishwasher, bin units, usb points and both seating and storage. Integrated also are a double oven, induction hob, microwave and 80:20 fridge freezer. A bespoke gin bar with mirror-backed glass shelving and wine rack.

Utility Room 2.02m x 1.55m (6'8" x 5'1"): With lots of storage cabinets, shelving and rail, and including the boiler, washing machine and dryer. Back door opens out to the garden.



First Floor - Landing 3.91m x 2.48m (12'10" x 8'2"): The bright landing is floored in carpet and has a hotpress off.

Bedroom 2 4.1m x 3.37m (13'5" x 11'1"): Bedroom 2 is a generous double bedroom with front aspect. It is fitted with a great range of floor to ceiling wardrobes, a carpet floor and both central and a bedside wall lighting.

En-Suite 2.24 x 1.36m (2.24 x 4'6"): The en-suite is fully tiled and fitted with a contemporary suite of wc, whb, large shower unit with rainfall head and heated towel ladder.

Bedroom 3 3.86m x 3.68m (12'8" x 12'1"): This spacious double room with rear garden and green area views features fitted wardrobes and a carpet to floor.

Bedroom 4 2.91m x 2.16m (9'7" x 7'1"): This is a single room with rear aspect, carpet floor and fitted wardrobes.

Family Bathroom 2.41m x 1.76m (7'11" x 5'9"): The stylish bathroom boasts attractive tiling to floor and walls and includes wc, whb and bath with overhead rainfall shower and heated ladder towel rail.





Special Features & Services

- Built 2017.
- Extends to a generous 140m² approximately of accommodation.
- Contemporary family home in a prime location.
- Garden room with broadband and electricity.
- A rated energy efficiency home, ensuring low running costs and eligibility for a green mortgage.
- Low energy, low carbon home.
- Extremely high levels of insulation incorporated in floors, walls and roof.
- Super warm construction delivering exceptionally high levels of thermal performance and air tightness.
- 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.
- High speed fibre broadband.
- Fitted alarm system with remote access.
- Parking for two cars on cobblelock drive and EV charger.
- Ring doorbell with remote access.
- Southeast facing rear garden – not overlooked - with raised beds planted with lollipop Buxus trees, low maintenance synthetic lawn, patio, decking and built in barbecue and pizza oven.
- Contemporary sanitary ware and fittings in all bathrooms.
- Includes all listed appliances, carpets, blinds and light fittings.
- Freshly painted throughout.
- The exterior has a low maintenance attractive brick and rendered 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 Commuter train in Sallins with trains to Heuston and Connolly Stations.
- Bus stop at estate entrance with buses to Maynooth, Leixlip and Blanchardstown amongst others.



Second Floor

Landing 3m x 1.82m (9'10" x 6'): The roomy landing is a bright space with a velux window overhead, carpet floor, and attic access,

Bedroom 1 5.78m x 2.86m (19' x 9'5"): This is a large bedroom with a wall of built in wardrobes ensuring ample storage, a carpet floor and French style window overlooking the green area to rear. There is access to a floored attic storage space in the en-suite. With both central and wall lighting.

En-Suite 2 2.63m x 1.8m (8'8" x 5'11"): The en-suite includes a shower unit with overhead rainfall shower and inset storage. It has a modern close coupled wc, whb and a heated towel rail. With attractive tiling to floor and surrounds.





Outside

Garden Room 3m x 3m (9'10" x 9'10"): The Duraboard clad garden room is the perfect home office, home gym or playroom. It is fitted with an oak laminate floor, hi-tech electric heater, spotlights, shelving and built in WiFi cabling. With concrete base and double glazed upvc window and door.

Gardens Framed by beech hedging, the cobble-lock driveway provides off-street parking for two cars. The front garden features a maple tree, an EV charger and a gated side entrance equipped with a secure lock.

The rear garden is a sunny southeast facing sanctuary, bathed in natural light throughout the day and offering privacy as it is not overlooked to rear.

Outside the back door is a premium composite deck, which transitions into a cobblelock patio and paths. The garden features a high-quality synthetic lawn, complemented by a raised bed featuring three sculptural buxus trees, behind which are panelled walls with spot lighting. The perfect spot for entertaining, the garden is equipped with a built-in barbecue and pizza oven, and integrated storage which offers extra seating. Included are an outdoor tap, socket and security lighting.







DIRECTIONS - From Naas Main Street, turn onto the Sallins Road. After passing The Crossings Motor dealers, take the second left into Oldtown Demense. Take the second right onto Maple Drive. Turn left into Landen Park. Take the next right, then left. Take the first right turn and number 79 will be the first house on the corner.

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