

FOR SALE

By Private Treaty



27 Oak Park Court, Oak Park, Naas, Co. Kildare, W91 YKH7

GUIDE PRICE: €565,000



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173 Sqm

BER A

JORDAN

MAGNIFICENT 4-BED SEMI-DETACHED RESIDENCE

Situated within the highly sought-after Oak Park development, this superb contemporary semi-detached residence enjoys an outstanding central location just a short stroll from the town centre and an excellent range of amenities, including cafés, restaurants, pubs, boutiques, shopping facilities, and the local hospital.

Built by Cairn Homes circa 2021, this impressive A-rated family home extends to approximately 173 sq.m. (1,860 sq.ft.) of beautifully presented accommodation, finished to an exceptional standard throughout. Maintained in true showhouse condition, the property combines stylish modern design with outstanding energy efficiency, featuring gas-fired central heating, double-glazed windows, solar panels and low maintenance brick facade and monocouche exterior.

The heart of the home is the stunning open-plan kitchen and dining area, complete with a contemporary fitted kitchen, large island unit and a full range of integrated appliances. A west-facing rear garden provides the perfect setting for outdoor entertaining and evening sunshine.

The accommodation is thoughtfully arranged over three floors. A welcoming entrance hall leads to a beautifully appointed sitting room featuring a bespoke media unit. To the rear, the spacious kitchen/dining room opens onto the garden, while a utility room and guest WC complete the ground floor.

On the first floor there are three generously proportioned bedrooms together with a stylish family bathroom. The top floor comprises an impressive principal bedroom with extensive built-in wardrobes and a luxurious en-suite bathroom, along with a versatile attic room, ideal as a home office, playroom or additional living space.

Oak Park is perfectly positioned for commuters, offering excellent transport links including regular bus services, easy access to the M7 motorway, and rail connections from Sallins Train Station with direct services to both Heuston Station and Grand Canal Dock.

The area boasts an exceptional range of recreational and sporting amenities, including GAA, rugby, soccer, hockey, athletics, tennis, golf, swimming, equestrian facilities, gyms and leisure centres. Renowned racecourses at Naas, Punchestown and The Curragh are also within easy reach.

Combining a prime location, superb specification and spacious family accommodation, this outstanding home offers a wonderful opportunity to acquire a modern residence in one of the area's most desirable developments. Early viewing is highly recommended.



Accommodation

Entrance Hall (14.86ft x 3.61ft) 4.53m x 1.10m

Recessed lights, laminate floor, cloak closet.

Sitting Room (12.60ft x 15.22ft) 3.84m x 4.64m

Laminate floor, media unit with strip lights, electric fire.

Guest WC

w.c., .w.h.b., tiled floor, heated towel rail.

Kitchen/Dining (15.12ft x 16.57ft) 4.61m x 5.05m

Island unit, s.s. sink unit, tiled surround, laminate floor, Electrolux hob, microwave, Electrolux double oven, integrated fridge/freezer, extractor, integrated Electrolux dishwasher, gas burner, french doors.

Utility Room

Plumbed, laminate floor, storage.



First Floor

Bedroom 1 (9.28ft x 14.24ft) 2.83m x 4.34m

With double built-in wardrobes.

Bedroom 2 (15.16ft x 6.96ft) 4.62m x 2.12m

With laminate flooring.

Bathroom

w.c., w.h.b., bath with shower attachment, heated towel rail, double shower fully tiled.

Storage Closet

Bedroom 3 (16.60ft x 11.38ft) 5.06m x 3.47m

With double built-in wardrobes.

Upper Landing

Attic Room (16.60ft x 13.12ft) 5.06m x 4.00m

Master Bedroom (16.57ft x 15.26ft) 5.05m x 4.65m

With double built-in wardrobes.

En-suite

Fully tiled, w.c., w.h.b., double shower, heated towel rail.





Features

- Energy efficient A-Rated home
- Double glazed windows
- West facing rear garden in lawn
- c. 173 sq.m. (1,890 sq.ft.) of accommodation
- Highly sought-after development
- Solar panels
- Bespoke media unit in sitting room
- Modern fitted kitchen with island unit
- Presented in showhouse condition
- Gas fired central heating
- Impressive master bedroom on 3rd floor
- Park, playground and creche within the development
- Local schools (primary and secondary) within walking distance

Management Fee

€520 P.A. including bins and common areas.

Inclusions

Carpets, blinds, light fittings, oven, hob, extractor, dishwasher, fridge/freezer and microwave.

Outside

Double cobble loc to front with gated side access, leading to west facing rear garden in lawn with paved patio area, outside tap and socket.

Services

Gas fired central heating, mains water, mains drainage, electricity, refuse collection.

Negotiator | Liam Hargaden

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Viewings | Strictly by prior appointment only



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