

For Sale

Asking Price: €530,000

Sherry
FitzGerald
O'Reilly



20 Landen Park,
Oldtown Demesne,
Naas,
Co. Kildare,
W91 AW73.

sherryfitz.ie

BER A3



Sherry FitzGerald O' Reilly are delighted to introduce you to 20 Landen Park, a most impressive 4 bedrooom semi-detached home set in the environs of Oldtown Demesne. This is a light filled, superbly spacious home, decorated with style and flair and perfectly suited for the modern family. It boasts an extended kitchen/dining/living room and features the latest in home energy efficiencies and top quality fixtures and fittings.

Landen Park is a beautifully landscaped and maintained estate, with large green areas, some stretching down to the banks of the Grand canal. It is conveniently situated within a short walk of the local Primary school, local Park, leisure centre, Monread Shopping Centre, sporting facilities and creche. It is an easy walk to the bustling centre of Naas town with its many restaurants, bars, boutiques and many schools. For the commuter, it offers close access to the M7/N7 motorway and is within 20 minutes walking distance of the Arrow rail link in Sallins with trains to Heuston Station and the Docklands.

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



Accommodation

Entrance Hallway 5.62m x 2.04 (18'5" x 2.04): The bright hallway features a tile floor laid in Herringbone pattern, with carpet on the stairs. This tile flooring with underfloor heating features throughout the ground floor. The hallway includes a cloakroom (2.24m x 0.42m), alarm system and guest wc.

Guest WC 1.63m x 1.37m (5'4" x 4'6"): The guest wc features contemporary close coupled wc and wash hand basin. With heated towel rail and metro style tiled wall.

Sitting Room 4.86m x 3.81m (15'11" x 12'6"): This is a large comfortable room, tastefully decorated with built in storage and wood panelling to walls. It features a wood burning cassette stove set into a contemporary marble fireplace. With attractive herringbone tile floor.

Kitchen/Dining/Living Room 9.06m x 4.24m (29'9" x 13'11"): This wonderful room was extended during the original build to include a much larger dining and living area. The room is airy and full of light, boasting walls of glass windows and doors leading out to the garden. The high quality fitted kitchen is in a classic Shaker style with lots of storage in its many cabinets and drawers. The island unit is topped with granite, and offers seating, undermount sink, storage and integrated dishwasher, with an industrial style light fitting above. The kitchen includes a five ring gas hob, fridge freezer, microwave and double oven. The living area overlooks the rear garden and benefits from bespoke seating and storage cabinets.

Utility Room 2.04m x 1.74m (6'8" x 5'9"): With lots of storage cabinets and shelving and including the boiler, washing machine and dryer. Back door to garden.

First Floor Landing 3.91m x 2.48m (12'10" x 8'2"): The landing with large window has a carpet floor and hotpress off.

Bedroom 2 4.31m x 2.77 (14'2" x 2.77): This is a very generous double bedroom with front aspect. It is fitted with quality floor to ceiling wardrobes and carpet floor.

En-Suite 2.27m x 1.36m (7'5" x 4'6"): Fully tiled and fitted with wc, whb and large shower unit with a rainfall shower.

Bedroom 3 3.87m x 3.18m (12'8" x 10'5"): Double room with rear view features fitted wardrobes and carpet floor.

Bedroom 4 2.92m x 2.73m (9'7" x 8'11"): This is a single room with rear view with shelving and a carpet floor.

Family Bathroom 2.46m x 1.77m (8'1" x 5'10"): Stylish bathroom with attractive tiling and includes wc, whb, bath with overhead shower and heated ladder towel rail.

Second Floor - Landing 2.96m x 1.85m (9'9" x 6'1"): With carpet floor, Velux window and attic access.

Bedroom 1 5.45m x 2.92m (17'11" x 9'7"): The master bedroom is a very large comfortable room with a wall of built in wardrobes ensuring ample storage, and attic access behind. It includes lovely panelling to the wall, centre and wall lighting and a plush carpet floor.

En-Suite 2.61m x 1.84m (8'7" x 6'): Large shower unit with rainfall shower head, It has a contemporary close coupled wc, and whb, a heated towel rail and is fully tiled.





Special Features & Services

- Built circa 2015 and extends to 162m² 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.
- High speed fibre broadband.
- Fitted alarm system.
- Parking for two cars on cobblelock drive and new electric car charger.
- Contemporary rear garden designed just last year, with raised rendered beds, slatted screen fence, built in seating, cobblelock patio, synthetic lawn and low maintenance planting.
- Contemporary sanitary ware and fittings in all bathrooms.
- Includes all appliances, carpets, curtains, blinds and light fittings.
- The exterior has a low maintenance attractive brick and render finish.
- Saorview and Free Sat and wired for Virgin Media.
- 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 to Maynooth and Blanchardstown from estate entrance.





Outside: The cobblelock drive accommodates two cars off street. There is a new electric car charger and outside sockets. The driveway has beech hedging to one side and a bed of heathers, rosemary and photinia at the other. To rear, the side passage has been covered to create a storage space (7.43m x 1.48m). It is gated at both ends. The garden was landscaped just last year in a contemporary style. It now features raised rendered flower beds with built-in seating and built-in lighting. The beds are filled with shrubs such as ceanothus and hydrangea, Jasmine, bay trees and herbs, and backed with a slatted screen fence. There is a hardwearing, low maintenance synthetic lawn, and a large cobble lock patio for entertaining and relaxing.



NEGOTIATOR

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DIRECTONS

From Naas Main Street, turn onto the Sallins Road. After passing The Crossings Motor dealers, take the second left into Oldtown Demesne. Take the first right onto Maple Lawns. Turn left into Landen Park. Take the next left, pass a green area on your right and it's the 5th house on your right.

BER BER A3 No. 108019191.

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