



Cearbhall Court

Naas | Co Kildare

Modern one, two and three bedroom
homes and apartments



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Cearbhall Court is a considered mix of new one, two and three bedroom homes and apartments located in the heart of the lively commuter town of Naas, Co Kildare. With just 20 homes including two and three bedroom houses, one bed apartments and three bedroom duplex homes, there is a house type available for all family stages.

These A -rated homes come with an energy-efficient heat pump, heat recovery ventilation and double glazed windows.



Love the location

Naas, Co Kildare is a bustling town located just 30km from Dublin's city centre while still enjoying an enviable proximity to the beautiful Kildare countryside. The streets of Naas host a huge variety of coffee shops, pubs, restaurants, hotels, supermarkets and a famous farmers market. There is a fantastic range of specialist stores and independent boutiques.

Surrounded by super golf courses and conveniently located by the two famous racetracks at Naas and Punchestown, there is plenty to do in your leisure time. The renowned Whitewater Shopping centre in Newbridge as well as the iconic Newbridge Silverware visitors centre is just a short fifteen mins drive away.



Transport

Cearbhall Court is conveniently located in the heart of Naas town centre where everything is within minutes walk away. It is located within minutes of the M7 and within 20 mins access to the M50. The Arrow Rail Link at Sallins, and Naas town centre are just a short 5-minute stroll along the Grand Canal. There is also a frequent daily bus service to Dublin.



M7 is a few minutes away



Arrow Rail Link at Sallins - 5 minutes



Schools and Colleges

There is a great array of primary schools located within walking distance from Cearbhall Court. Naas Community National School, Mercy Convent Primary School, Holy Child National School, School Bhríde, St Corban's Boys National School and St David's National school are all close by. At secondary level, Gael Choláiste Chill Dara, Piper's Hill College and Naas CBS are within walking distance while both Clongowes Woods and Newbridge college are within a short drive away. The third level campus at Maynooth is also just thirty minutes drive away.

Site Plan

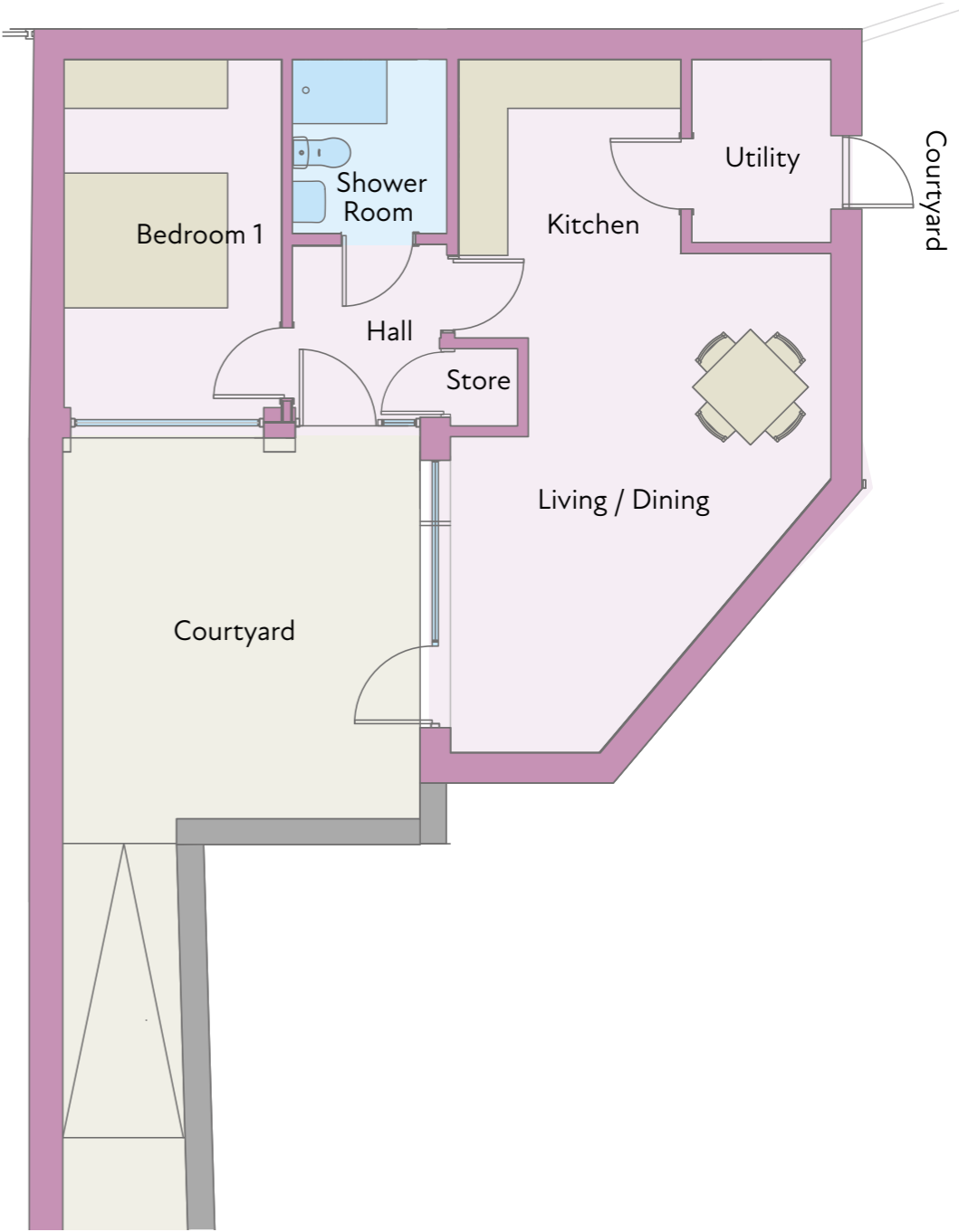
- 1 Bed House
55 sq.m / 592 sq.ft
- 1 Bed Apartment
49 sq.m / 527 sq.ft
- 2 Bed House
100 sq.m / 1,076 sq.ft
- 3 Bed House
112.9 sq.m / 1,215 sq.ft
- 3 Bed House
113.9 sq.m / 1,226 sq.ft
- 3 Bed Duplex
123.5 sq.m / 1,329 sq.ft



Please speak to a sales agent for any queries. The Site Plan is intended for illustrative purposes only. Construction and landscaping details are subject to change in the course of development. Trees, planting and the open areas shown are indicative only and the final number and location may vary. Lisney Sotheby's reserve the right to alter the layout, landscaping, and specifications at any time without notice. The Site Plan does not constitute or form part of an offer or contract nor may it be regarded as a representation.

1 Bed House

55 sq.m / 592 sq.ft
Number 1



Ground Floor

Please note: Floor plans, room areas, and dimensions are indicative only and subject to change. In line with our policy of continuous improvement, we reserve the right to alter the layout, building style, landscaping, and specifications at any time without notice.

■ 1 Bed Apartment

49 sq.m / 527 sq.ft
Number 14, 16, 18 and 20 | Block 2



Ground Floor

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■ 2 Bed House

100 sq.m / 1,076 sq.ft
Number 3, 5, 7, 9 and 11



Ground Floor

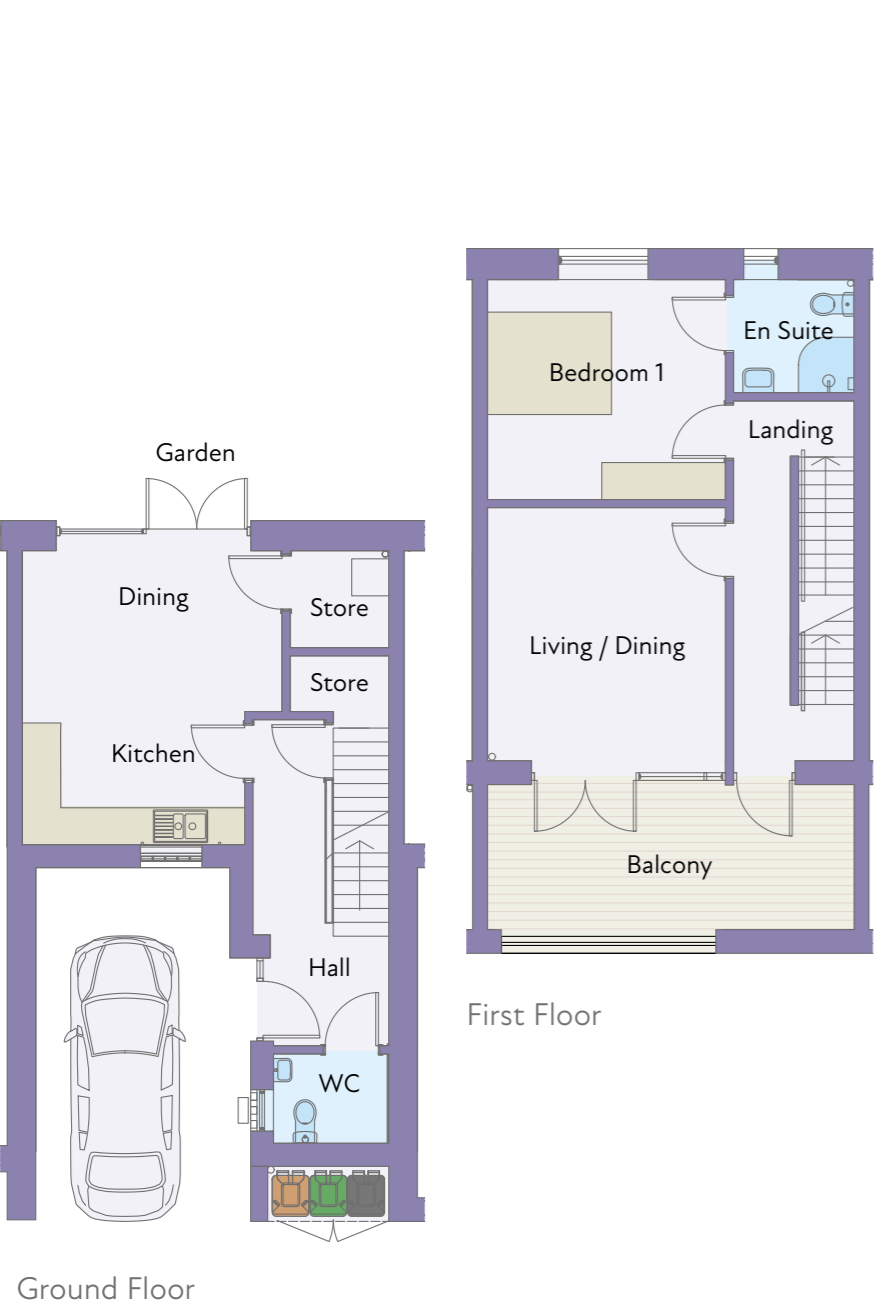
First Floor

Second Floor

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■ 3 Bed House

112.9 sq.m / 1,215 sq.ft
Number 2, 4, 6, 8 and 10



■ 3 Bed House

113.9 sq.m / 1,226 sq.ft
Number 12



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■ 3 Bed Duplex

123.5 sq.m / 1,329 sq.ft

Number 13, 15, 17 and 19 | Block 2



Specification

INTERIORS

General

- All walls and ceilings are skimmed and painted throughout in neutral colours.
- Stylish Shaker Style architrave and matching skirting boards on all floors.
- Sleek profiled solid core interior doors with attractive ironmongery.
- Elegant staircase structure with lacquered oak handrails.
- Eloquent built-in wardrobes by Bespace, allowing a combination of shelf units and hanging space.

Kitchens

- Custom designed, slim shaker style kitchen units by Bespace incorporating generous storage cabinets, and stylish square edge worktops.

Bathrooms

- Stylish and contemporary bathrooms and downstairs visitors WC.
- Quality sanitaryware by Niko.
- Specially selected ceramic tiles on walls and floors.

EXTERNAL FEATURES

- Stylish front elevation with mix of rendered and crimson red brick finish (houses).
- Mix of crimson red brick and equitone cladding (apartments and duplex).
- Stone resin surface to car port.
- High performance uPVC windows by Munster Joinery, with factory paint finish, low E glass and argon filled sealed glass units.
- PVC Front doors to Apartment and Duplex/House 1.
- FD Timber door to other houses.
- Maintenance free concrete and wood panel fencing to rear garden dividing walls and rendered rear boundary walls. (2 and 3 bedroom terraced homes)
- Raised garden beds in rear gardens (2 and 3 bedroom terraced home).

- All gardens seeded and paved.
- Composite decking on all balconies and terraces.
- Wiring for future electric vehicle home charger point (2 and 3 bedroom terrace houses only). SEAI grant available for installation at charge unit.

ENERGY EFFICIENCY

- A2 BER energy rating.
- Air to water heat pump system.
- Heat distribution by convection radiators.
- Low energy mechanical extract ventilation system, quietly and efficiently extracting moist air from wet room.

ELECTRICAL

- Generous Lighting and power point distribution.
- Wiring for TV, high-speed broadband. Site infrastructure provided and ready for connection by utilities provider.
- Wiring for future electric vehicle home charger point on external wall of house. (Terrace houses only) SEAI grant available for installation at charge unit.

SECURITY AND SAFETY

- Type LD1 fire detection system with smoke detectors fitted throughout all habitable rooms and circulation.
- Sprinkler System in the 3 bed Duplex homes.
- Safety restrictors on upper floor windows.
- Prepared for wireless alarm.

WARRANTY

- Warranty cover under Homebond 10 year structural and latent defects insurance scheme.

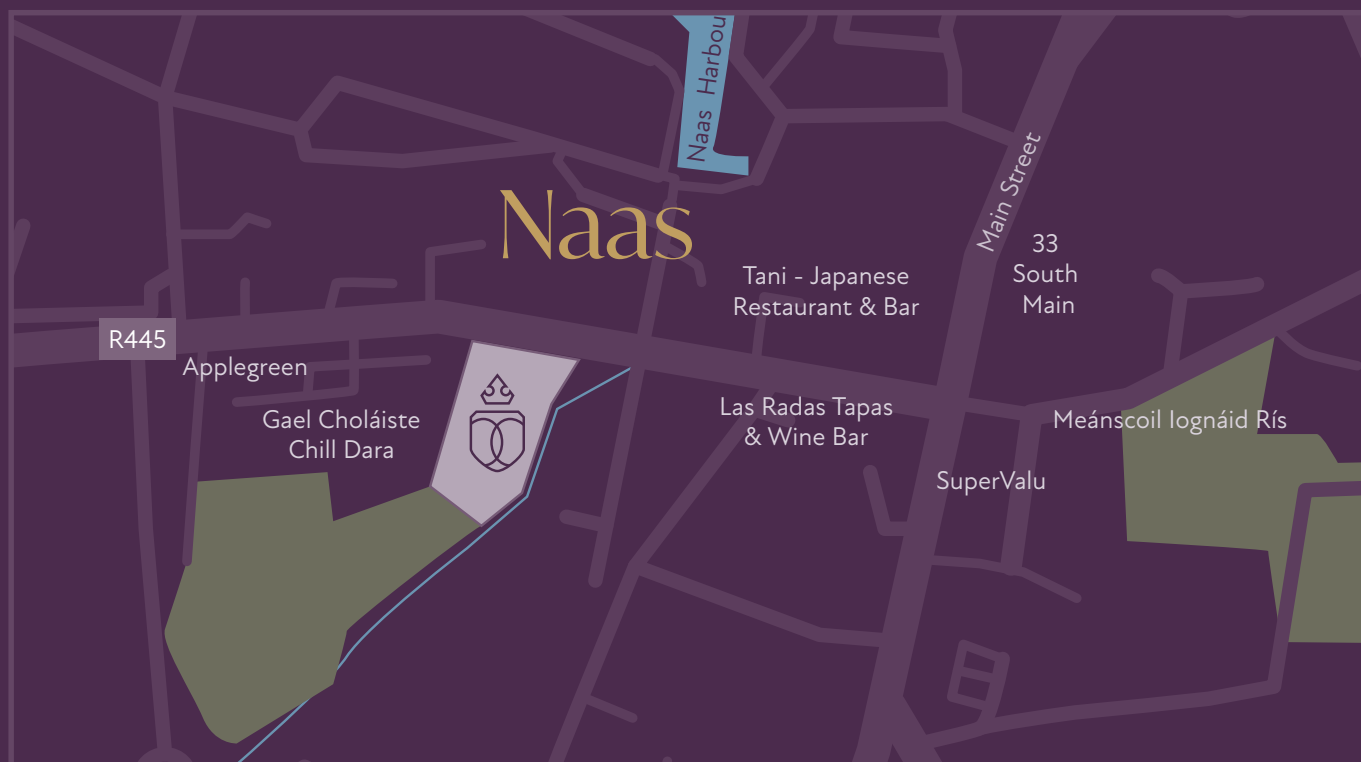
ESTATE MANAGEMENT

- Management company will be in place for Duplex and apartments only.

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Cearbhall Court



Agent



Developer

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