



LONGSTONE

A stylish collection of family homes located beside Craddockstown Golf Club and within walking distance to Naas main street. Longstone is an exciting opportunity to acquire a modern home in an established location.

Following on from neighbouring Stoneleigh, Ballymore continue with their commitment to delivering high quality distinctive homes that are intelligently designed for modern living and conveniences.

ballymore.



At the heart of it all

Longstone benefits from its convenient location close to the bustling town of Naas, which is filled with everything you need for a vibrant modern lifestyle. Excellent shopping, a cinema, theatre, restaurants, nightclubs and pubs combine to satisfy every dweller without the need to go further afield. An abundance of well-regarded primary and secondary schools, as well as a local library, ensures that educational needs are well met for every age group.

Sports fans will be spoilt for choice thanks to the many clubs in the area. Choose from soccer, tennis, hockey, GAA, athletics and rugby, or perhaps take up horse riding in one of the many local stables. Golfers can enjoy a wealth of clubs in the area, including Craddockstown Golf Club, situated adjacent to Longstone.

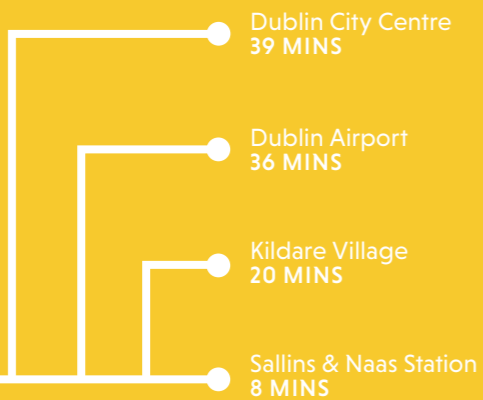


WITHIN EASY REACH

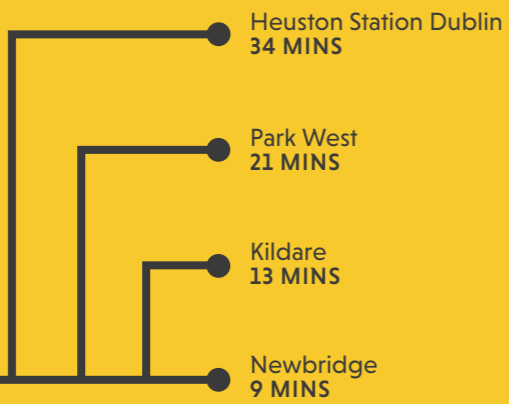
Longstone is conveniently located for travel into Dublin City Centre by car or public transport. These homes also benefit from being surrounded by some of Kildare's most regarded schools and sports clubs, supporting a range of needs for every age group.



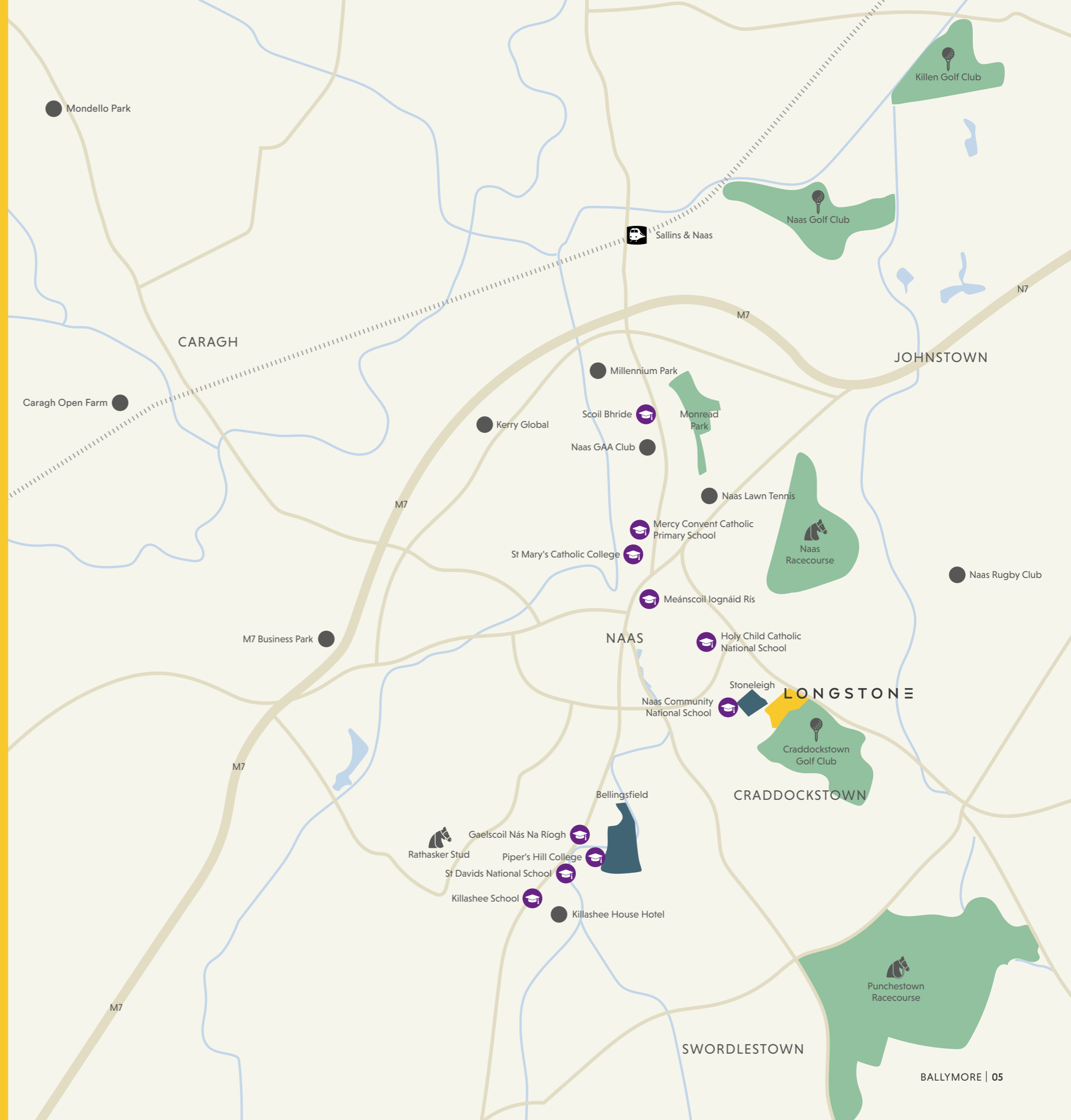
Driving from Longstone



Train from Sallins & Naas

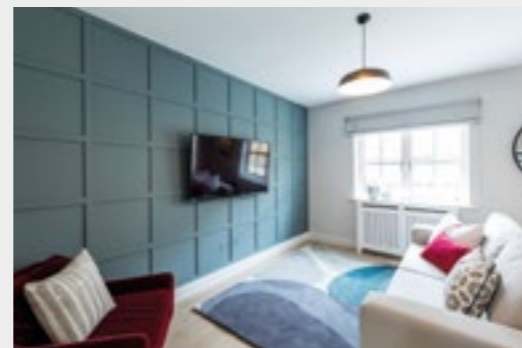


All travel times are approximate only and taken from google.com/maps
Map is for illustration purposes and not to scale





Longstone interiors combine the very best of modern design with the space required for contemporary living. Every detail is thought of in these stunning homes, from family-friendly kitchens to ample storage space to luxurious bedrooms and bathrooms. These are houses for living, now and for decades to come.











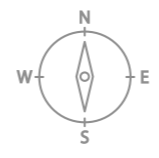






LONGSTONE

SITE PLAN



The Green
 3 BEDROOM MID/END TERRACE
 112.2 SQ.M. / 1,208 SQ.FT
 113.6 SQ.M. / 1,222 SQ.FT

The Drive
 3 BEDROOM SEMI-DETACHED
 118.6 SQ.M. / 1,276 SQ.FT

The Links
 4 BEDROOM SEMI-DETACHED
 138.2 SQ.M. / 1,488 SQ.FT

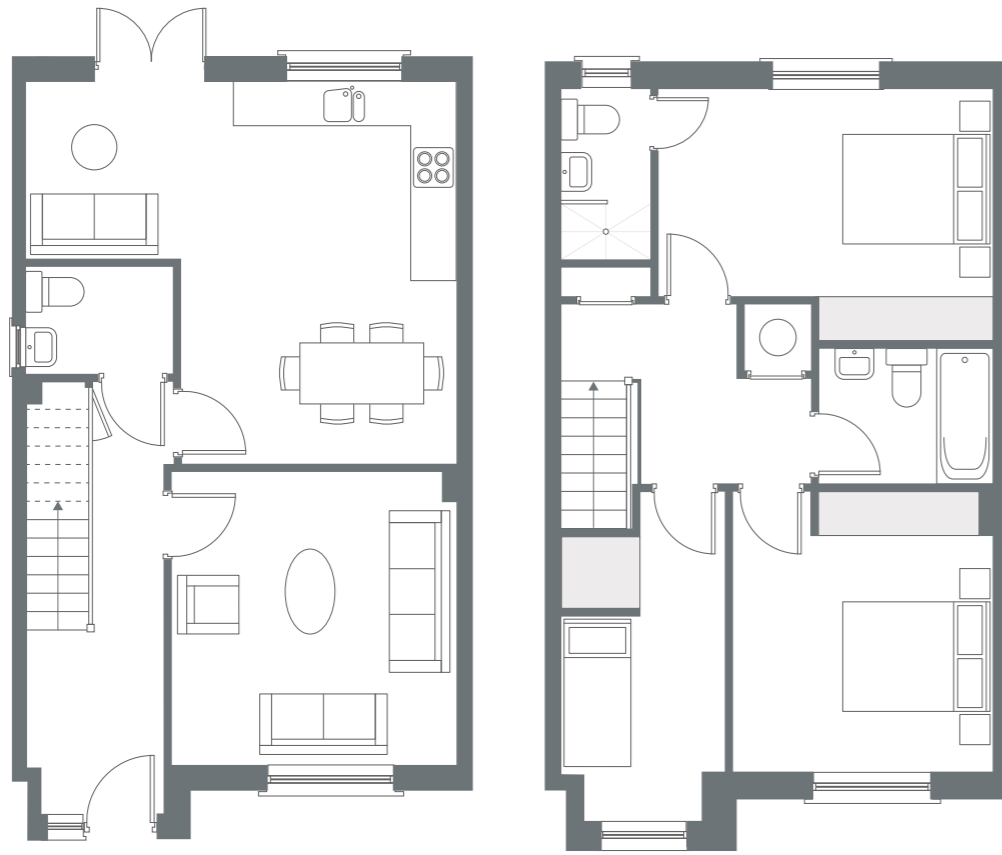
The Woods
 4 BEDROOM DETACHED
 153 SQ.M. / 1,648 SQ.FT

The Fairways
 4 BEDROOM DETACHED
 158.8 SQ.M. / 1,710 SQ.FT

Siteplan is for illustration purposes only

The Green
TYPE A

3 bedroom mid/end terrace
112.2 SQ.M. / 1,208 SQ.FT
113.6 SQ.M. / 1,222 SQ.FT



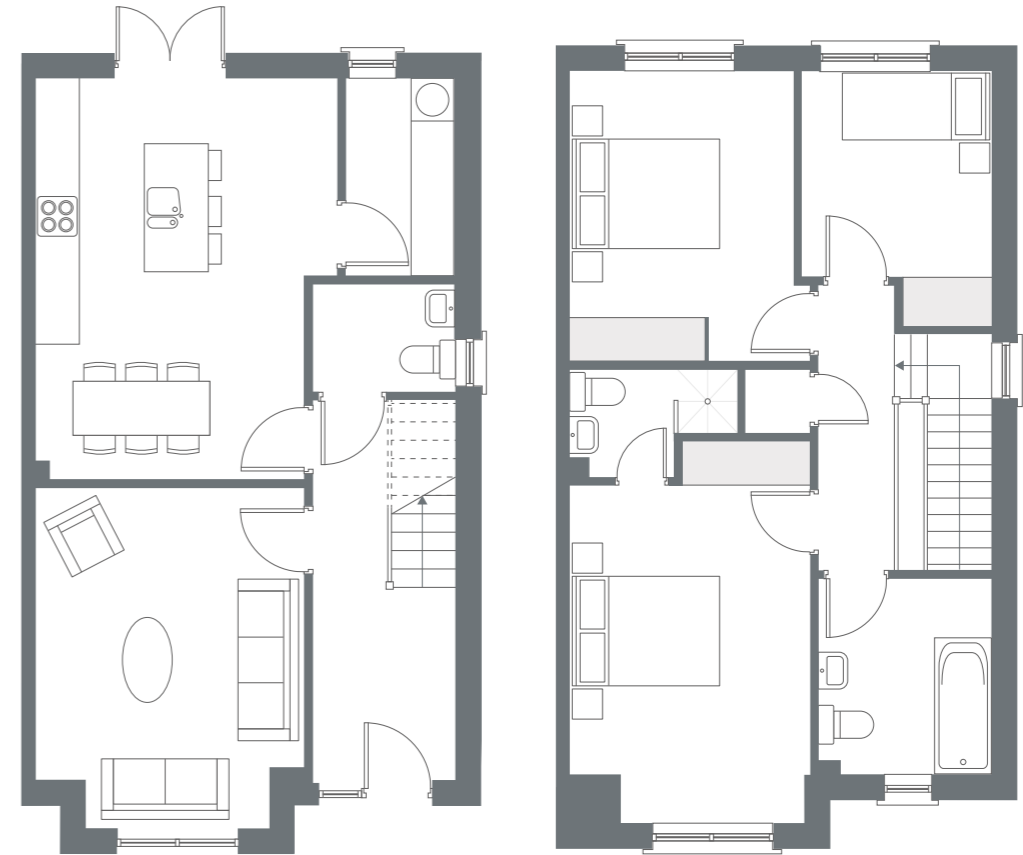
Ground Floor

First Floor

For information/illustrative purposes only

The Drive
TYPE B

3 bedroom semi-detached
118.6 SQ.M. / 1,276 SQ.FT.



Ground Floor

First Floor

For information/illustrative purposes only

The Links
TYPE C

4 bedroom semi-detached
138.2 SQ.M. / 1,488 SQ.FT.



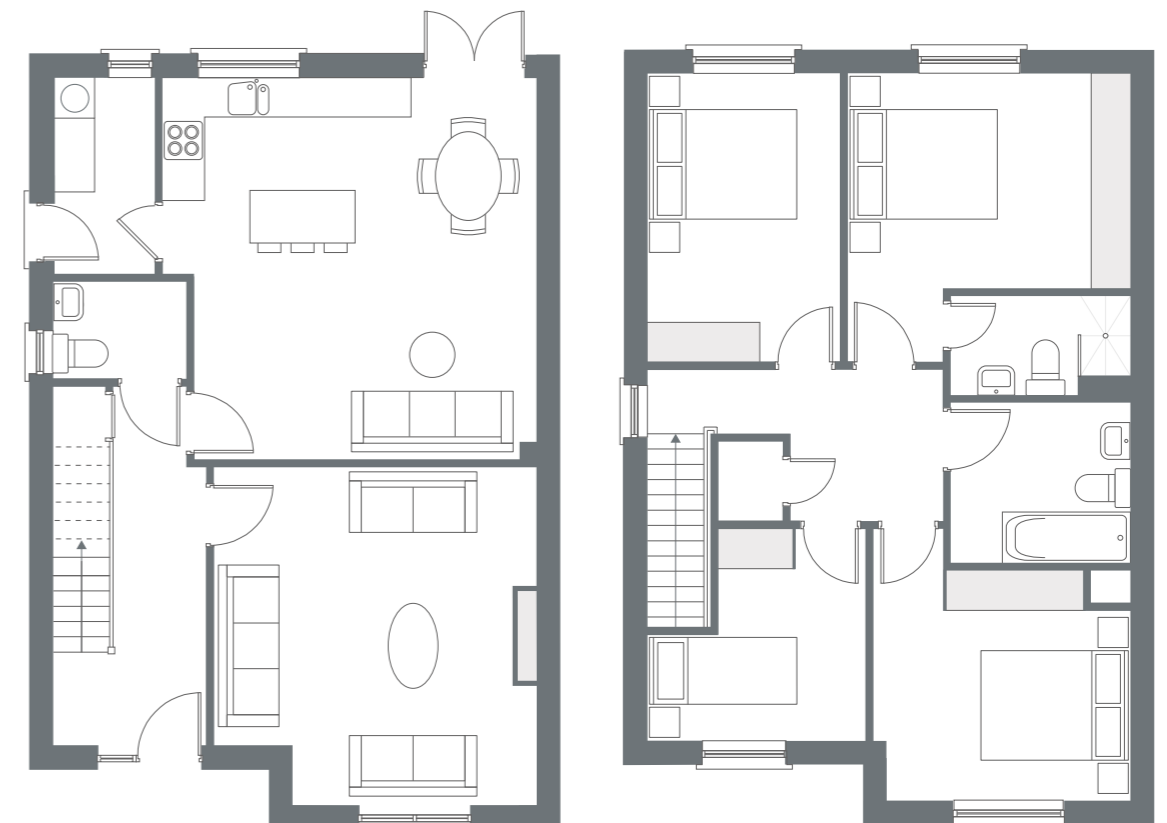
Ground Floor

First Floor

For information/illustrative purposes only

The Woods
TYPE D

4 bedroom detached
153 SQ.M. / 1,648 SQ.FT.



Ground Floor

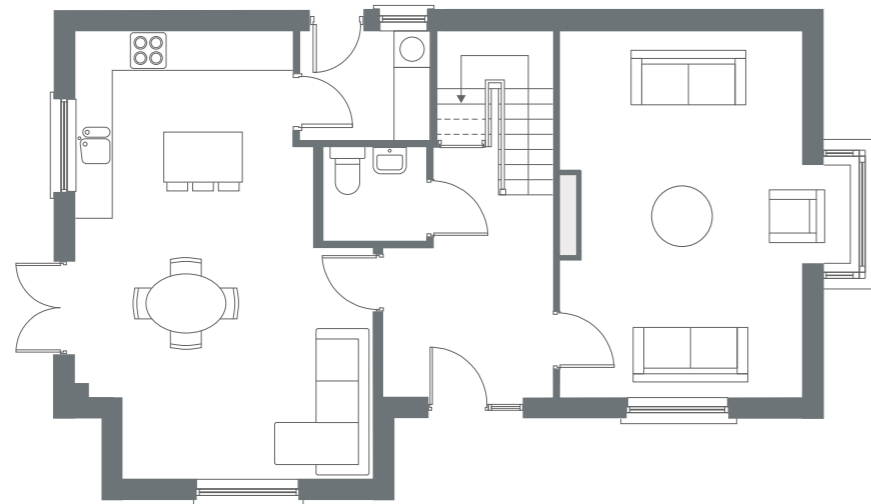
First Floor

For information/illustrative purposes only

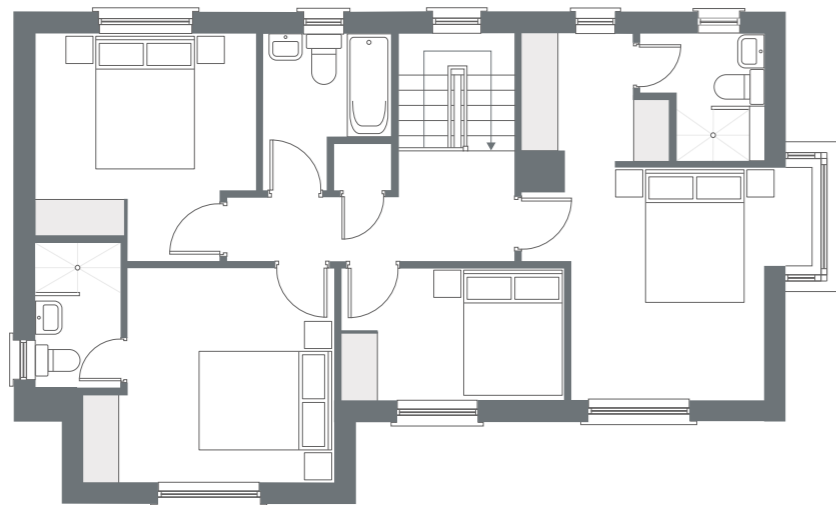
The Fairways

TYPE FS

4 bedroom detached
158.8 SQ.M. / 1,710 SQ.FT.



Ground Floor



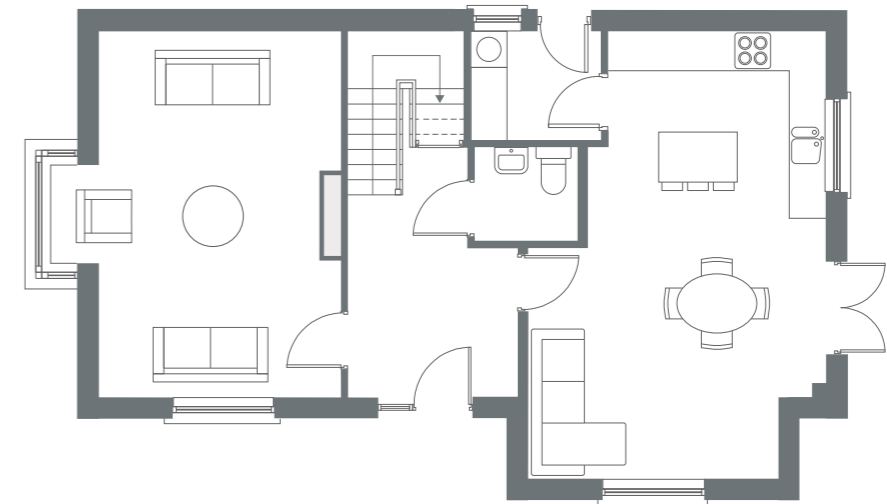
First Floor

For information/illustrative purposes only

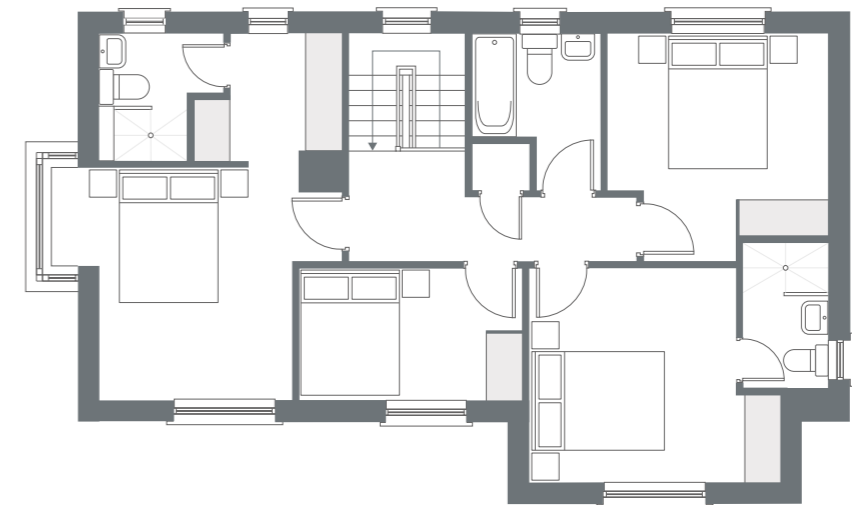
The Fairways

TYPE FS/H

4 bedroom detached
158.8 SQ.M. / 1,710 SQ.FT.



Ground Floor

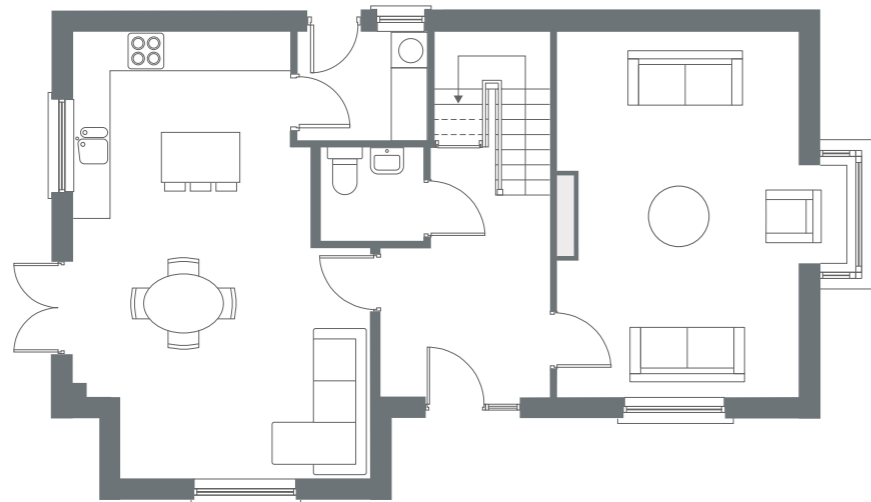


First Floor

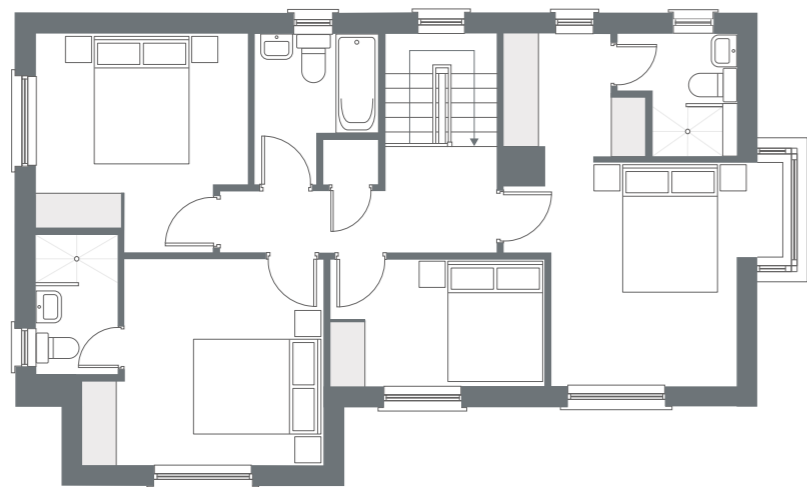
For information/illustrative purposes only

The Fairways
TYPE FR

4 bedroom detached
158.8 SQ.M. / 1,710 SQ.FT.



Ground Floor

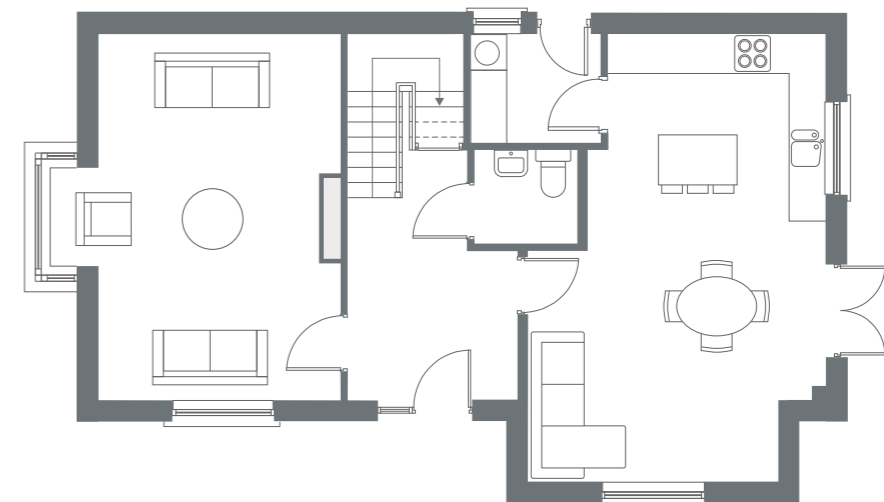


First Floor

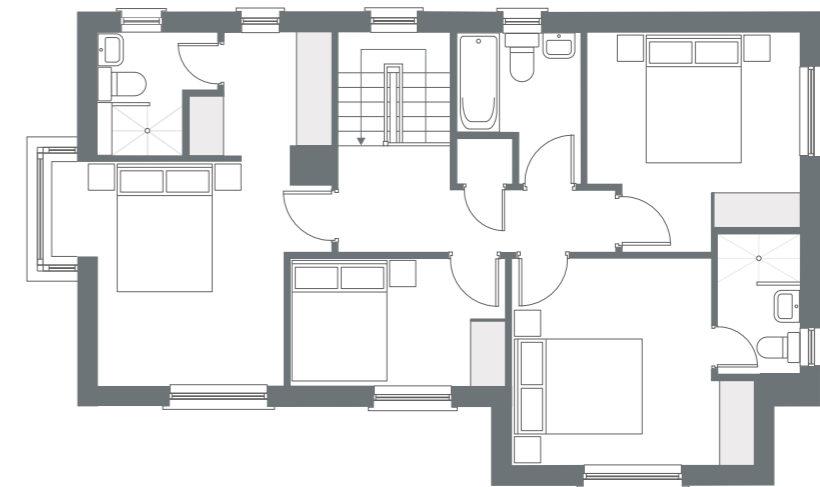
For information/illustrative purposes only

The Fairways
TYPE FR/H

4 bedroom detached
158.8 SQ.M. / 1,710 SQ.FT.



Ground Floor



First Floor

For information/illustrative purposes only



SPECIFICATION

Ceiling Heights

Each home benefits from raised ceiling heights on the ground floor.

Tiling

High quality floor tiling and wall tiling in shower and bath enclosures is standard in the bathrooms and en-suites.

Internal Finishes

Walls and ceilings are painted throughout and finished with emulsion paint. All joinery is finished with satin oil paint. Softwood painted stairs feature painted balustrades and handrails.

Wardrobes

Bedroom wardrobes have a contemporary design with assorted storage and hanging options.

Windows

Windows are high performance uPVC windows fitted with sealed double-glazing units throughout. Front doors are pre finished hardwood. Multi Point locking system used on front rear, and patio doors and windows.

Kitchens

Stylish and elegant kitchens with full height wall units, quartz work tops and other modern design cues to include an island and a large utility room. Integrated appliances provided (assuming contract is signed within 21 days).

Electrical

Generous light and power points. Contemporary switches and sockets throughout. All rooms to have pendant light fittings. There is a heated towel rail in all bathrooms and en-suites.

Heating Systems

Air to Water heat pump system provides domestic hot water and efficient heating, serving wall mounted aluminium radiators. The heat system can be controlled from a mobile device.

Fireplaces

Detached homes are fitted with an insert wood burning stove in a modern designed fire surround.

Bathrooms & En-Suites

Stylish bathrooms and en-suites are designed around contemporary fresh lines to offer excellent quality throughout. Bathrooms and en suites have bespoke wall tiling detail with remainder painted wall finish and fitted mirror. En-suites are fitted with wet room showers.

Parking

Each house has 2 car parking spaces.

Charge Point

All homes are pre-wired to facilitate an electric vehicle charge point.

Gardens

The gardens offer a wonderful extension of the living space at the property. Rear and front gardens are seeded.

Superior Energy Efficiency

Longstone Houses feature levels of energy efficiency that far exceed the average home. An array of features combine to ensure lower energy usage and higher levels of luxury. High levels of insulation are incorporated in the walls, floors and roofs & provide a greener home and in addition a more sustainable way of living. All houses will achieve an A rating.

Security

Each home is wired for intruder alarm.

External Areas

All public spaces will be fully landscaped.

Guarantee

Each Longstone home is covered by a 10-year Structural Guarantee Scheme.

Introducing Ballymore

We are a family owned property developer with a multi award winning portfolio of some of Europe's largest urban development projects. Ballymore was established by founder, Chairman and CEO Sean Mulryan and his wife Bernardine in Dublin in 1982.

At Ballymore we believe in building developments that improve, enrich and enhance people's lives, and we have proved time and time again that it's smart business sense to do so. We don't work with off-the-shelf design, but create an entirely new vision for every project, designed down to every detail, drawing on the character and history of the neighbourhood in which it is found.

Ballymore has been committed to delivering high quality homes in Naas for decades, with other successful developments at Bellingsfield, Pipers Hill and neighbouring development Stoneleigh.



Stoneleigh



Bellingsfield



College Square



Camden

CONTACT US FOR MORE INFORMATION.

Sherry FitzGerald

T 01 667 1888
E newhomes@sherryfitz.ie



PSRA 002183

CME Auctioneers

T 045 897711
E naas@cmeauctioneers.ie



PSRA 003008

BER A3

EPI Range: 50.15 – 53.86 kWh/m²/yr
Certificates can be viewed with the selling agents

These particulars do not form any part of any contract and are for guidance purposes only. Maps and plans are not drawn to scale and measurements are approximate. Intending purchasers must satisfy themselves as to the accuracy of details given to them verbally or as part of this brochure. Such information is given in good faith and believed to be correct, however neither the developers of their agents shall be held liable for any inaccuracies therein. The developer reserves the right to alter, amend or change the specification prior to and during the construction phase and increase the size or extent of the development or site curtilage without prior notice to any other individual whatsoever. A full copy of Sherry FitzGerald's general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarise yourself with these general conditions.

www.longstonaas.com

ballymore.

ballymore.