

FOR SALE

By Private Treaty

56 Finlay Park, Naas, Co. Kildare, W91 CD8W

GUIDE PRICE: €595,000



4



3



140 Sqm



MAGNIFICENT DETACHED 4-BEDROOM RESIDENCE

Jordan Auctioneers are delighted to bring this exceptional A-Rated 4-bedroom detached family home to the market. Built in 2018 and presented in immaculate, showhouse condition throughout, this superb residence offers approximately 140 sq. m. (1,507 sq. ft.) of spacious, beautifully proportioned and light-filled accommodation. Designed with modern family living in mind, the property combines generous accommodation with excellent energy efficiency and a high-quality specification. Features include gas fired central heating with Hive smart-home controls, PVC double-glazed windows, solar panels with a 5kW battery, an electric car charger, low-maintenance brick/Monocouche exterior, granite sills and a desirable south-facing rear garden. Ideally positioned in a quiet cul-de-sac of just nine houses to the rear of this sought-after development, the property is approached by an attractive double Cobble loc driveway, with convenient side access leading to the rear garden.

Upon entering, a welcoming entrance hall with laminate flooring sets the tone for the stylish accommodation throughout. A guest WC is conveniently located off the hallway. The spacious sitting room is an inviting and comfortable living space, featuring a bay window, bespoke fitted presses and shelving, laminate flooring and an inset electric fire. To the rear of the property lies the impressive open-plan kitchen/dining room, which forms the heart of this wonderful family home. The contemporary fitted kitchen incorporates quartz worktops, a central island unit and integrated appliances, while French doors open directly onto the south-facing rear garden, creating an excellent connection between the indoor and outdoor living spaces. A separate utility room off the kitchen completes the ground-floor accommodation. Upstairs, there are four generously proportioned bedrooms, providing excellent flexibility for family living, guests or working from home. The main bedroom benefits from its own ensuite shower room, while a separate family bathroom serves the remaining bedrooms.

The property enjoys an excellent position within a highly sought-after development convenient to Naas town centre and its extensive range of amenities. Naas is a thriving town offering an excellent selection of schools, boutiques, cafés, restaurants, pubs and banks, together with superb shopping facilities. Major retailers in and around the town include B&Q, Harvey Norman, Currys, Power City, Tesco, Dunnes Stores, Lidl, Aldi and Woodies, amongst many others.

For commuters, Naas is exceptionally well positioned, approximately 23 km south-west of the M50, with convenient access to the motorway network. Regular bus services are available, while commuter rail services from Sallins Station provide direct connections to Dublin, including Heuston Station and Grand Canal Dock. The area is also renowned for its outstanding range of sporting and recreational amenities, with GAA, rugby, soccer, hockey, athletics, tennis, swimming, gyms and leisure centres all readily accessible. Horse riding and golf are also well catered for, while racing enthusiasts are within easy reach of Naas Racecourse, Punchestown and The Curragh.



Accommodation

Entrance Hall (15.39ft x 4.92ft) 4.69m x 1.50m

With laminate floor.

Guest WC

w.c., w.h.b. and tile floor.

Sitting Room (18.44ft x 15.81ft) 5.62m x 4.82m

To bay window, laminate floor, recessed lights, bespoke fitted presses and shelving along with insert electric fire.

Kitchen/Dining Room (21.06ft x 19.19ft) 6.42m x 5.85m

With modern fitted ground Niall units, quartz worktop and splashback, island unit, integrated dishwasher, sink, extractor, porcelain tiles and laminate floor, Bosch electric hob, Bosch oven, Bosch microwave and French doors leading to south facing rear garden.

Utility Room

Porcelain tile floor, plumbed, fitted presses, shelving and pantry storage.

Bedroom 1 (11.48ft x 11.15ft) 3.50m x 3.40m

With double built-in wardrobes.

En-suite

w.c., w.h.b., rainwater shower, tiled floor and heated towel rail.

Bedroom 2 (12.34ft x 10.70ft) 3.76m x 3.26m

With built-in wardrobes.

Bedroom 3 (10.30ft x 9.91ft) 3.14m x 3.02m

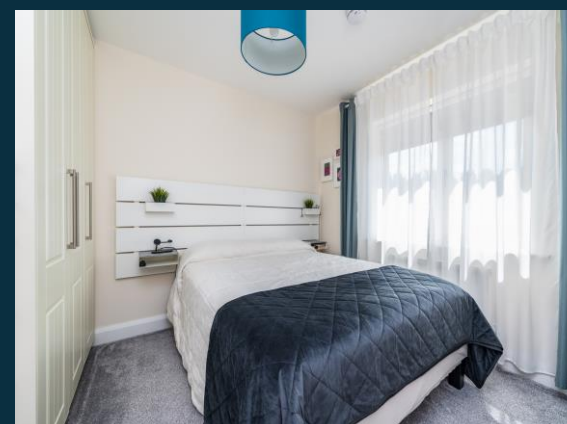
With built-in wardrobes.

Bedroom 4 (10.40ft x 7.15ft) 3.17m x 2.18m

Family Bathroom

w.c., w.h.b., heated towel rail, bath with shower-over, tiled floor and surround.

Attic Space | Folding attic stairs, partly floored with light.



Features

- Energy efficient A2 Rated with 20 solar panels and 5 kW battery
- Double glazed windows
- Gas fired central heating with Hive smart home system
- Exceptional Showhouse condition throughout
- Quiet cul-de-sac of nine houses
- Low maintenance brick/Monaco exterior
- EV car charger
- Double cobble loc drive
- South facing rear garden

Inclusions

Inclusions carpets, blinds, light fittings, curtains, integrated electrical appliances.

Outside

Double cobble loc drive to front with a flower bed and hedging, cobble loc side access leading to front door and also to gated rear access. South facing rear garden in lawn with flowerbeds, trees, outside tap, outside socket and covered seating area with artificial grass.

Services

Mains water, mains drainage, electricity, gas fired central heating, refuse collection.

Negotiator | Liam Hargaden

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Viewings

Strictly by prior appointment only.



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