



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

LONGSTONE
NAAS



LONGSTONE

Welcome to Longstone, a stylish range of 3 and 4 bedroom semi-detached and detached homes surrounded by the stunning grounds of Craddockstown Golf Club.

Approx. 5 minutes' drive from the town centre, 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.

LONGSTONE



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.





LONGSTONE





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, BOTH NOW AND FOR DECADES TO COME.























M7

R445

Central to your lifestyle

Dublin City Centre
(45 min)

M50
(20 min)

Naas Village
(10 min)

Dublin Airport
(35 min)

Blessington Lakes
(14 min)

Killashee House
(8 min)

Kildare Village
(24 min)

Stoneleigh

Longstone

Punchestown Racecourse
(6 min)

Naas Farmers Market
(3 min)

LONGSTONE

R448

Bellingsfield

LONGSTONE

NAAS CO.KILDARE



The Drive

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



The Links

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



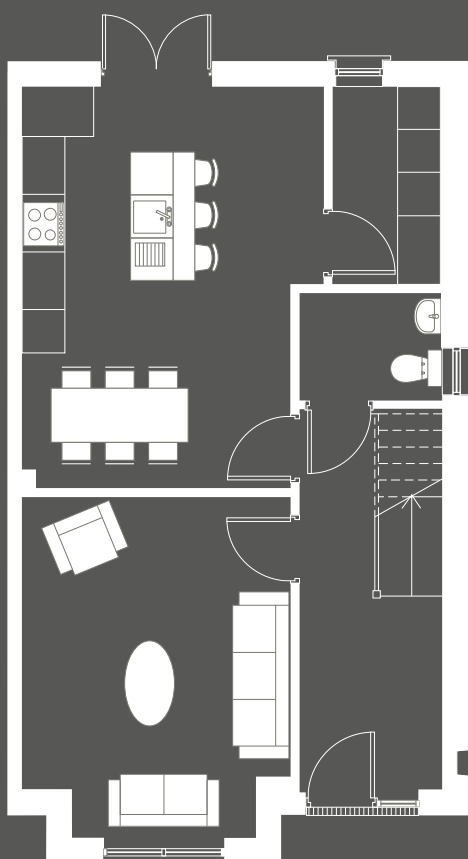
The Green

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

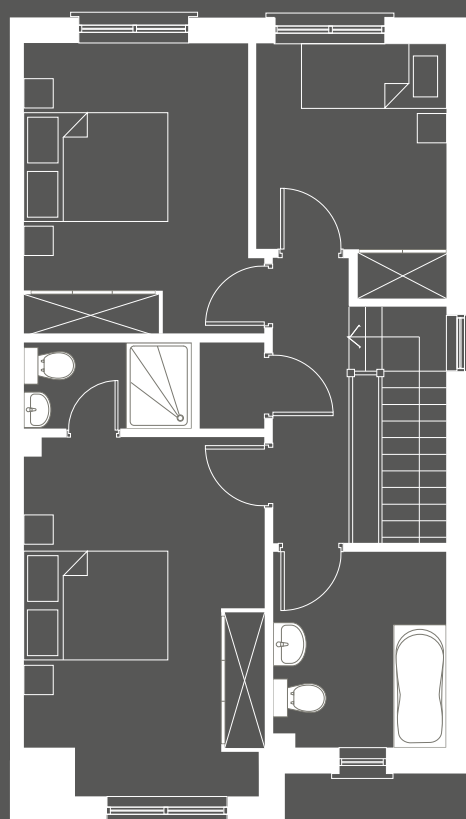


The Drive

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



Ground Floor



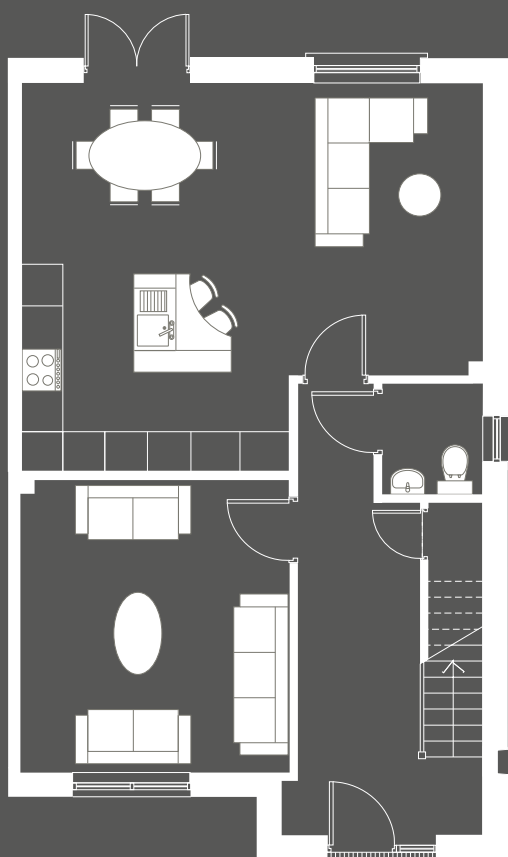
First Floor

For information/illustrative purposes only

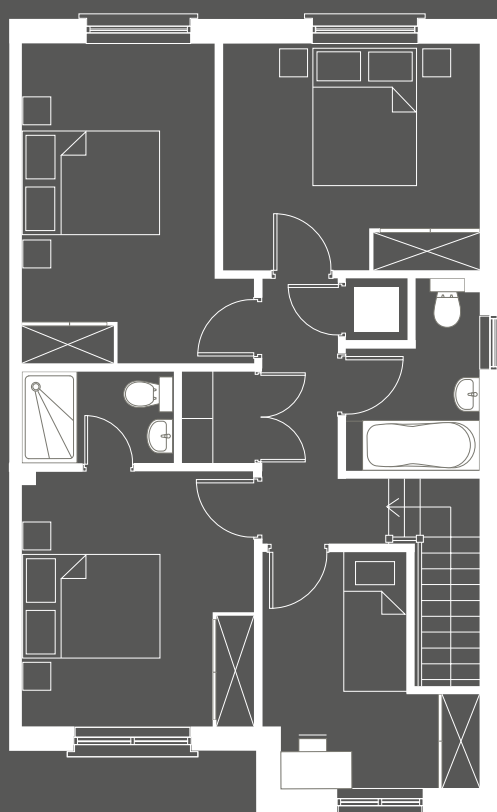


The Links

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



Ground Floor



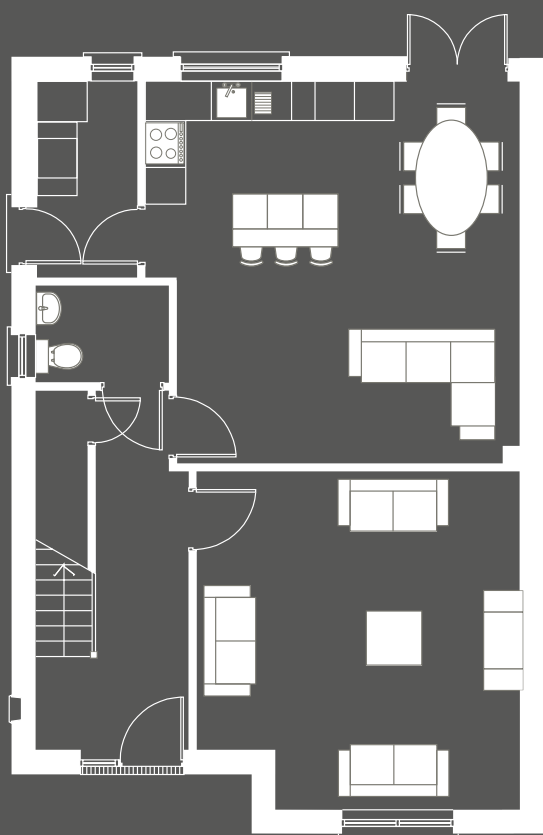
First Floor

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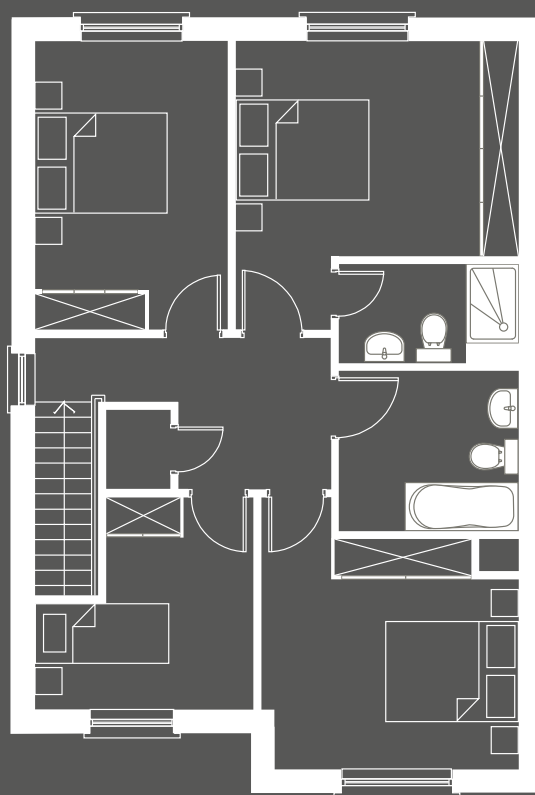


The Woods

4 BEDROOM DETACHED
APPROX. 152 SQ.M. / 1,648 SQ.FT.



Ground Floor



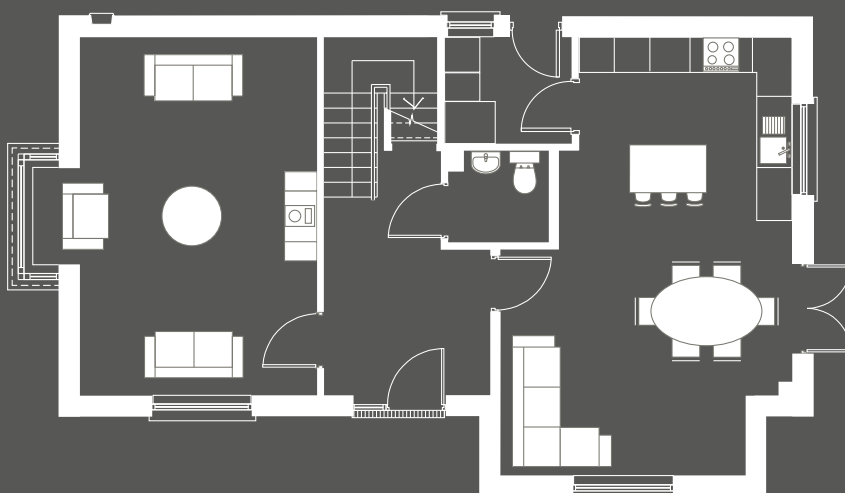
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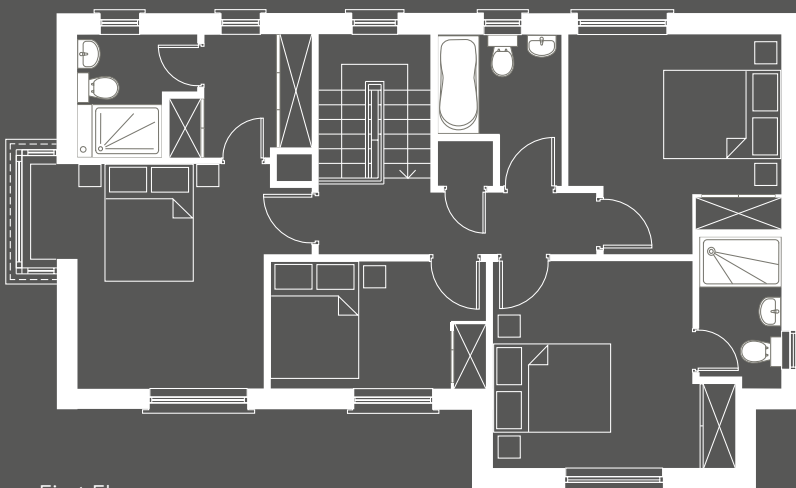


The Fairways - House FS/H

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



Ground Floor



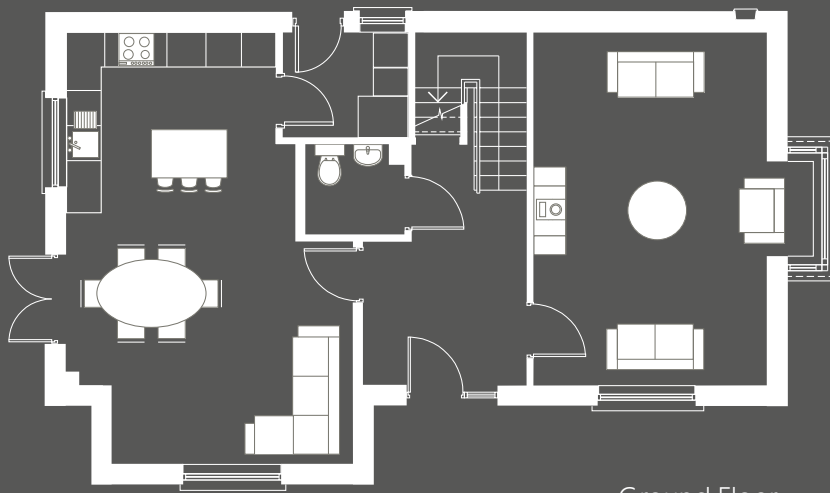
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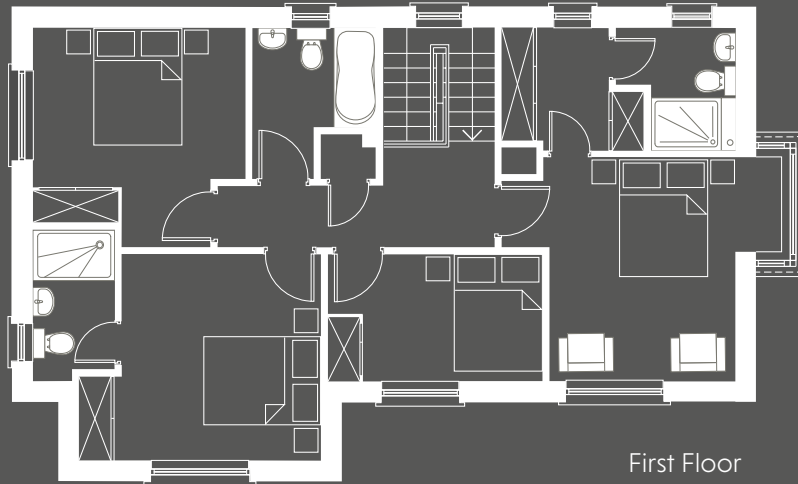


The Fairways - House FR

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



Ground Floor



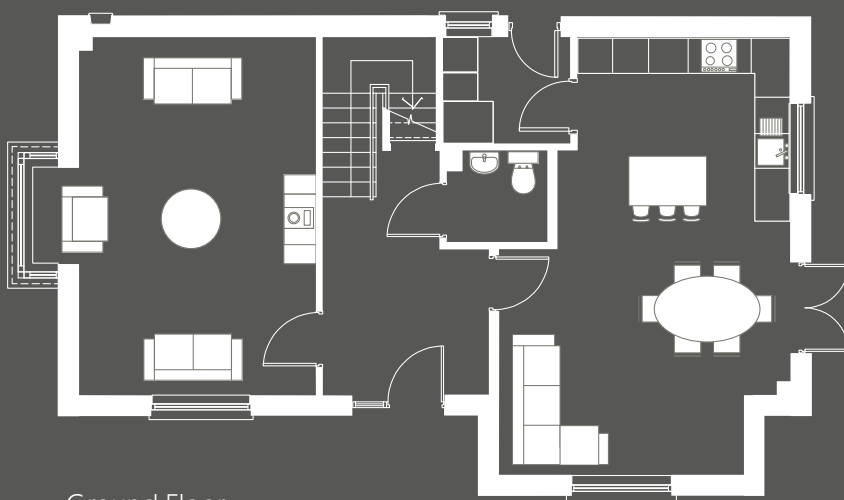
First Floor

For information/illustrative purposes only

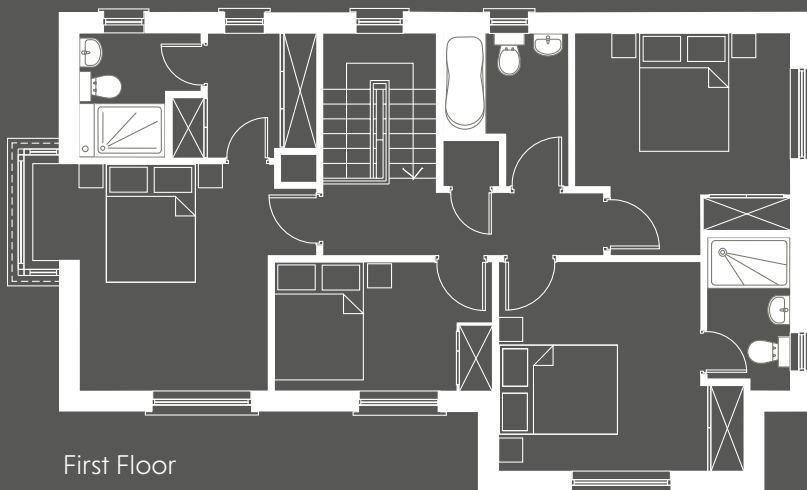


The Fairways - House FR/H

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



Ground Floor



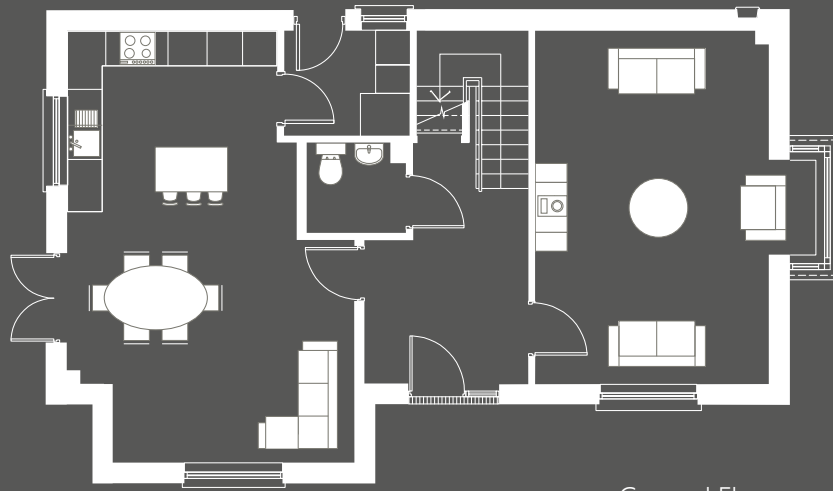
First Floor

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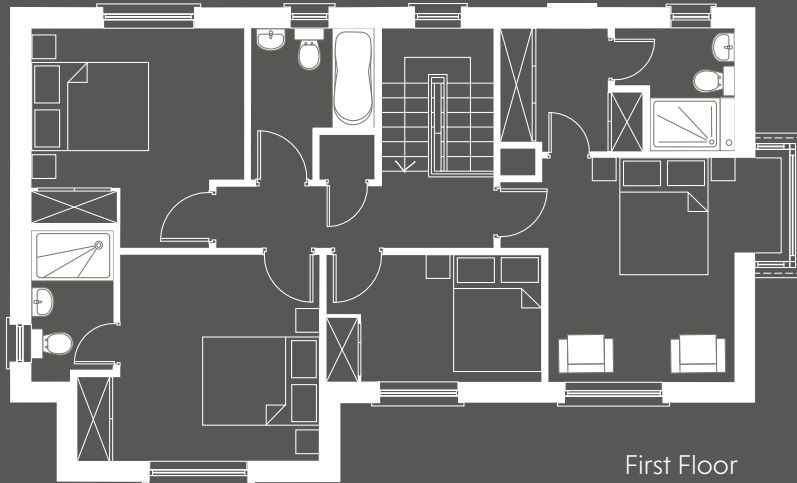


The Fairways - House FS

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



Ground Floor



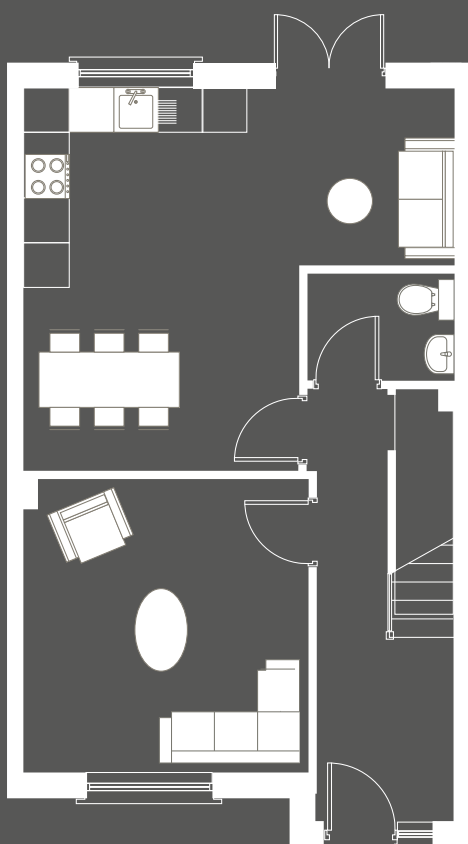
First Floor

For information/illustrative purposes only

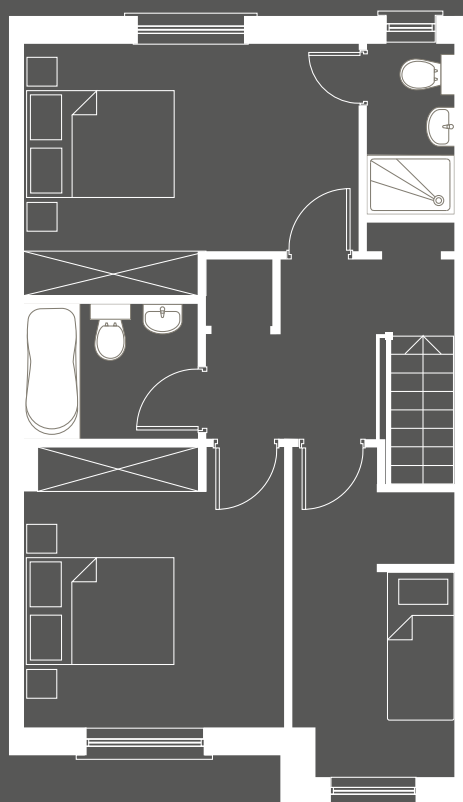


The Green

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



Ground Floor



First Floor

For information/illustrative purposes only



SPECIFICATIONS

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 u-PVC 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 two 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

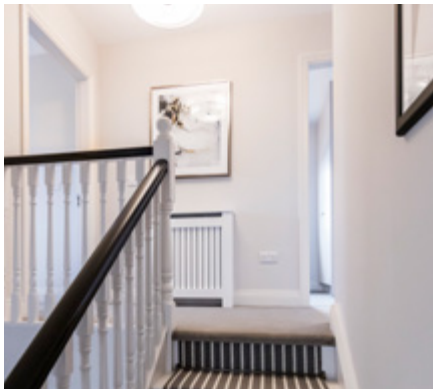
Each home is wired for intruder alarm.

External Areas

All public spaces will be fully landscaped.

Guarantee

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



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Introducing Ballymore

At Ballymore we know how to turn good ideas into great places to live and work. We are an international property development company but we still pride ourselves on our integrity and family business values.

As one of Ireland's leading home builders, we believe in building developments that improve, enrich and enhance people's lives. Attention to detail is at the very heart of what we do and every development is treated as if we were going to live or work there ourselves.

We don't work with off-the-shelf design, but create an entirely new vision for every project, drawing on the character and history of the neighbourhood in which it is found. This vision is then transformed, without compromise, into reality.



Stoneleigh, Naas



Bellingsfield, Naas



Camden at Royal Canal Park



Bellingsfield, Naas

CONTACT US FOR MORE INFORMATION.

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ballymore.

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