



*3 and 4 Bedroom
Semi-Detached & Detached
Family Homes*

*Stylish Living on the banks
of the Grand Canal*



Welcome to Finlay Park Naas, a dynamic new development that combines the best of rural and urban living. A place where you can live & grow.

A home where you can bring up your family, amid acres of green fields & canal walkways that stretch for miles. Take a short stroll from your door step and you are in the vibrant town centre of Naas.

Finlay Park Naas comprises a mixture of 3 & 4 bedroom Semi-Detached and Detached family homes, with close attention paid to the stylish yet sustainable design and provision of generous open space.

These A-rated energy efficient homes are built to the latest specifications, ensuring space, comfort and style, making Finlay Park a dream destination for any house hunter.

*Both Nature and Modern
Living on your doorstep*



Traditional 'A Rated' Homes built in a Beautiful Setting



The Development

Finlay Park is an outstanding new housing scheme that blends traditional style with a contemporary and modern living environment.

These spacious new homes have been uniquely designed with well-proportioned rooms, excellent specifications, thoughtful design and of course the highest standards of construction & workmanship that come with any Westar project.

Finlay Park comprises mainly of traditional 3 & 4 bedroomed, semi-detached and 4 bedroomed, detached family homes with red brick facades, front & rear gardens and cobble lock off street parking.

Open space is in abundance in Finlay Park, with large landscaped areas along with canal walkways that stretch for miles on end.



House Types

The Abbey 3 Bedroom Semi Detached Home. 1,238 sq/ft.

The Abbey is a well presented, spacious 3 Bedroom Semi-Detached Home. The Internal accommodation is laid out over two floors with an exceptionally large ground floor living accommodation and three generously proportioned bedrooms.

All homes come with landscaped rear gardens and private parking spaces to the front for two cars. All driveways are finished in cobblelock, with each home divided by railings.



Ground Floor



First Floor



The Connaught 4 Bedroom Semi Detached Home. 1,540 sq/ft.

The Connaught is a charming 4 Bedroom Semi-Detached Home set out over three floors. This beautiful home offers elegantly proportioned living space and well designed, spacious bedrooms.

All homes come with landscaped rear gardens and private parking spaces to the front for two cars. All driveways are finished in cobblelock, with each home divided by railings.



First Floor



Second Floor

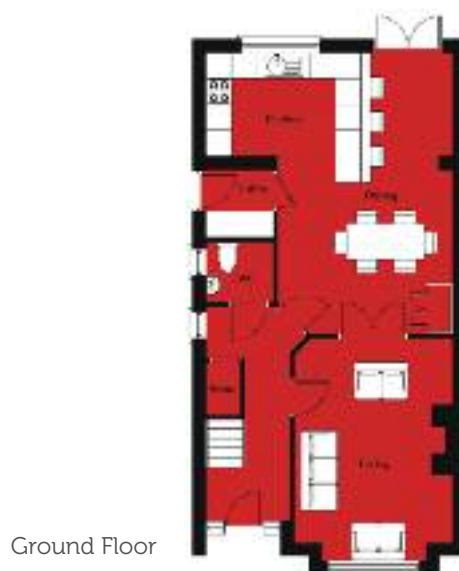


House Plans

The Abbey 3 Bedroom Semi-Detached Home: (1,238 sq/ft.)



The Connaught 4 Bedroom Semi-Detached Home: (1,540 sq/ft.)



Site Map



Specifications & Features

- Low energy, low carbon homes.
- Super warm construction, delivering exceptionally high levels of thermal performance and air tightness.
- Very high levels of insulation incorporated in the floors, walls, roofs and internal pipework of these homes.
- High performance, Low U-Value windows and external doors.
- Modern style feature staircase and internal door-sets with high quality door furniture.
- Internal walls plastered and painted in a choice of colours.
- Central Heating by way of A-Rated Condensing Gas Boiler with Multi-Zone Controls, increasing efficiency and reducing energy wastage.
- Hot water heating solar panels and large cylinder for hot water storage.
- Feature sealed gas/wood burning stove.
- Superb fitted kitchen and utility room.
- Attractive range of bathroom sanitary ware and fittings.
- Generous tiling to kitchen and bathroom wet areas.
- CAT6 cable wiring for data and telephone points to facilitate for high-speed broadband connection.





Traditional Style, generous space & Superior specification

In Finlay Park, every detail is designed to enhance the way you live.

The finest materials and fittings contribute to a home of unsurpassed luxury, combined with thoughtful practicality.

This superior quality design and detailed construction meet the high standard of building regulations and each Westar home is built in the traditional manner for both quality and longevity.

Comfort and functionality are the key qualities that shape the design of Finlay Park. Generous space in each of the rooms facilitate for a relaxed and open arrangement of furniture.

So whatever your taste, classic or minimal Finlay Park will complement the way you live. Each Home in Finlay Park offers classic elegance and is exquisitely finished throughout.





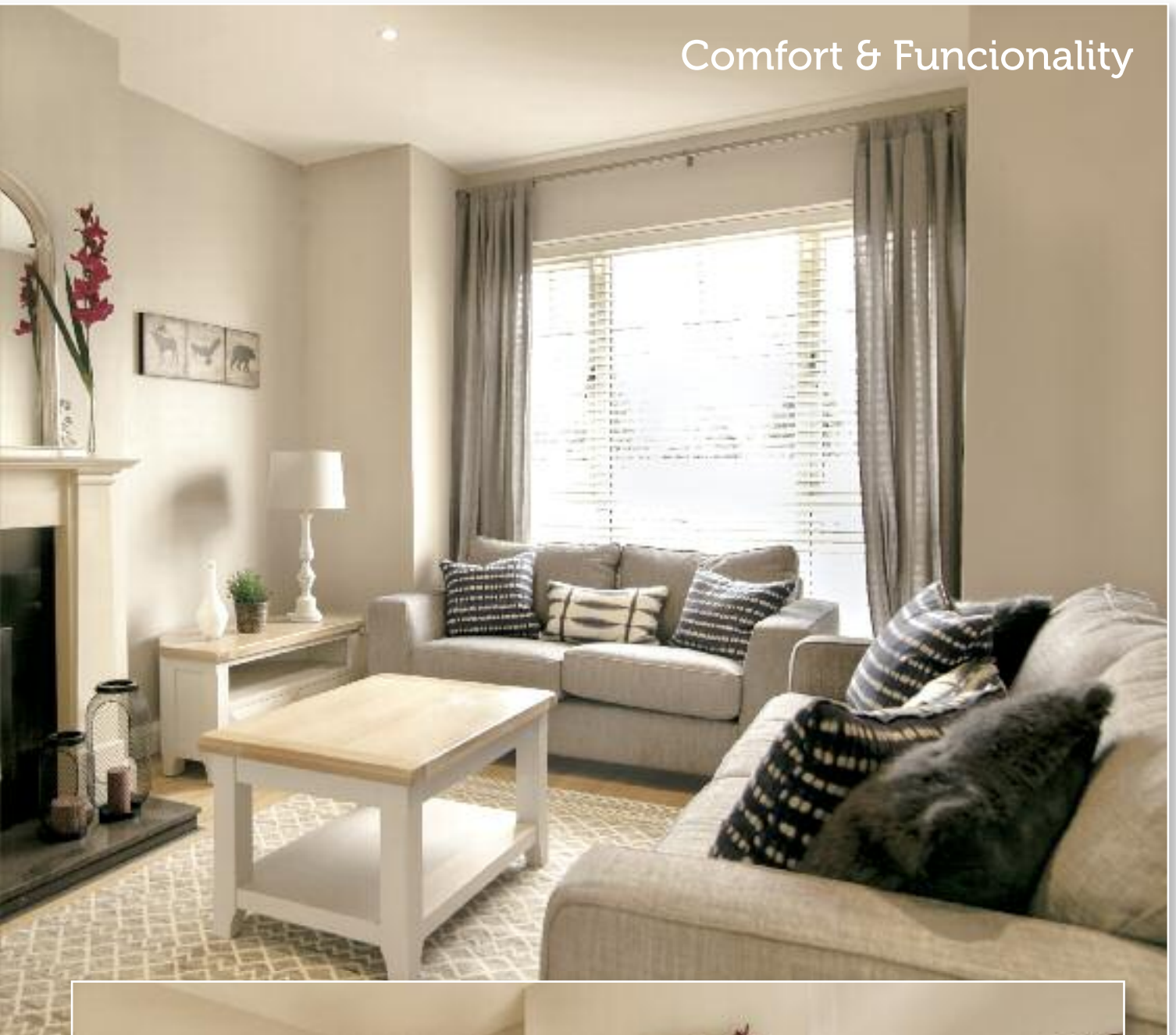
Superior Quality Design



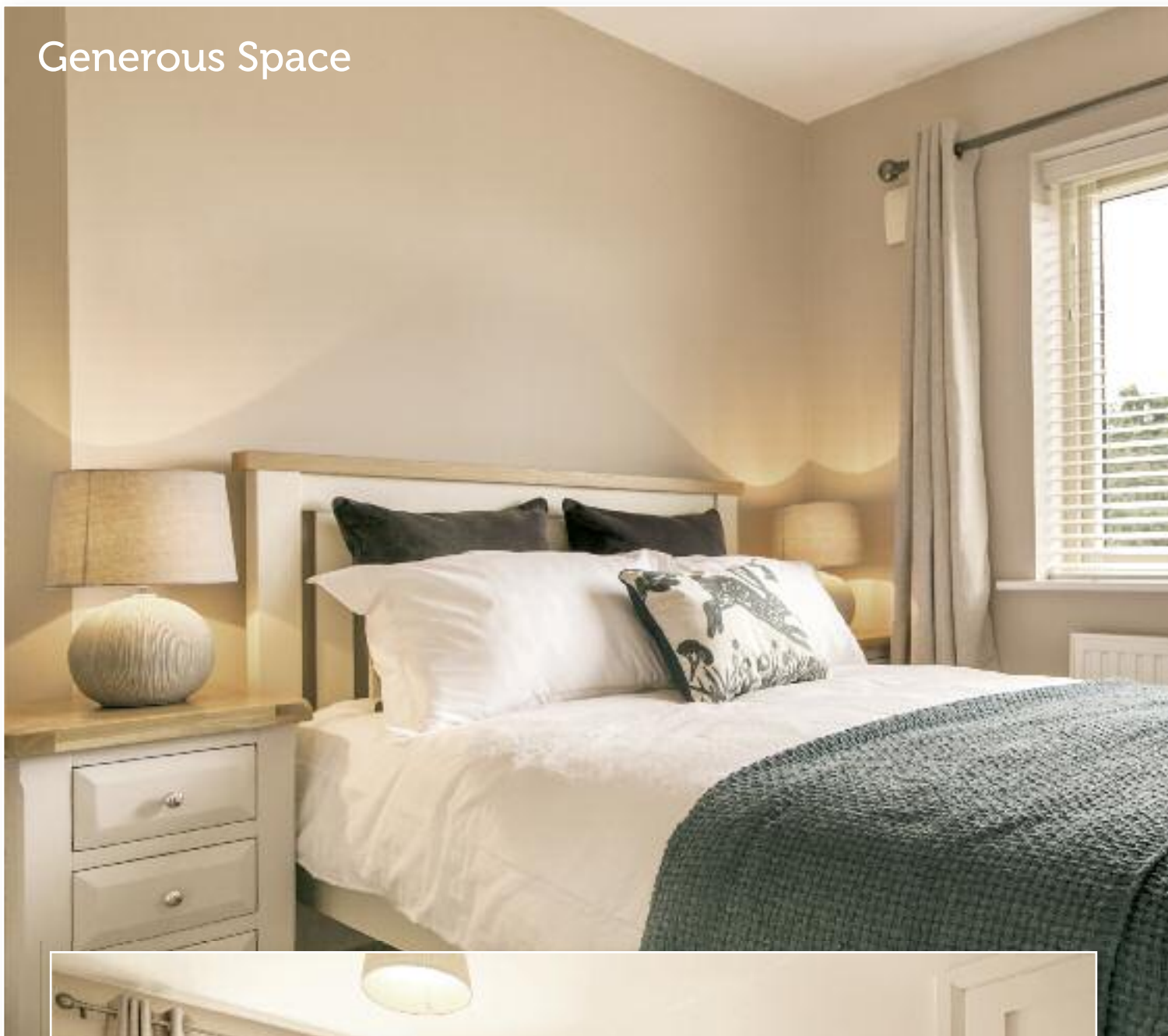




Comfort & Functionality



Generous Space





Location & Local Amenities



Dublin, M50,
Dublin Airport
and Belfast

M7

change

Industrial
gate

S3

n and
n

R410

L2019

R410

Amenities

- R** Retail / Shopping
- P** Pedestrian Access
- V** Vehicular Access

— Canal Walk —

Sports & Leisure Facilities

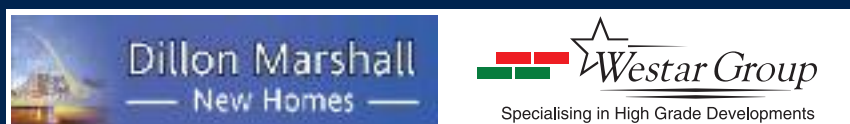
- S1** Naas Tennis Club
- S2** Naas Athletics, Hockey & Soccer Club
- S3** Naas Rugby Club
- S4** Palmerstown Golf Club
- S5** Craddockstown Golf Club
- S6** Naas Golf Club
- S7** Naas GAA Club
- S8** Naas Race Course

Educational Facilities

- E1** Holy Child National School
- E2** St. Mary's College
- E3** Kildare/Wicklow Educate Together
- E4** Pipers Hill National School
- E5** Mercy Convent Primary School
- E6** Naas Community College



Register your interest with us today at: www.finlayparknaas.com



212 Harold's Cross Road, Harold's Cross, Dublin 6w. Visit our website at: www.dmpc.ie

Telephone: **01-496 7574** Email: finlayparknaas@dmpc.ie

The particulars in this brochure do not form any part of a contract and are for guidance purposes only.

The vendors and their agents shall not be held responsible for any inaccuracies.
Intending purchasers must satisfy themselves as to the accuracy of details given to them either verbally or as part of this brochure.

No employee of the agents has the authority to make or give representation of warranty in relation to these properties.

Design & Print by Image Elevation, Dublin. All Aerial Photos by Barrow Coakley Photography.