



Comhairle Contae Chill Dara **Kildare County Council**

Affordable Housing Scheme

Lattin Place, Rathasker Road, Naas, Co. Kildare



***8 new affordable homes ideally situated just moments from the heart of
Naas***

Building Specifications

Defects Liability:

The property is subject to a defects liability period, which will cover the balance of time remaining from a six-month period commencing on the date Kildare County Council took ownership (April 29th 2025). Any defects arising within this period may be addressed by the Developer, subject to the terms and conditions of the original builder's warranty (if applicable). Homebond Structural Protection is also provided.

Energy Efficiency:

Each home achieves an impressive BER A energy rating. The latest Demand Controlled Ventilation system optimises heating consumption and indoor air quality; to provide ventilation where it is needed most and improve energy savings.

Structure:

Super warm concrete construction with a combination of stone façade and self-coloured render. High-quality PVC fascia, soffits, and gutters.

Windows & Doors:

High performance, low u-value, low maintenance UPVC future proof windows. High performance future proof with energy-efficient external doors and stylish composite front door.

Internals:

Raised ceiling heights at ground floor. Modern style feature staircase and internal door-sets with high quality door furniture. Smooth internal walls, ceilings and timberwork finished in standard neutral paint colours. Attractive door frames, skirtings, and architraves.

Kitchen:

Stylish, high end kitchen units with kitchen floor & wall tiled.

Bathroom:

Attractive range of bathroom sanitary ware and bathroom fittings. Bathrooms & ensuites are tiled full height around showers and baths where applicable.

Wardrobes:

High quality fitted wardrobes throughout.

Electrical:

Generous lighting and power sockets throughout. External socket at rear of each home. Wired for data and telephone points for broadband connection.

Heating Systems:

High Efficiency Heat Pump with underfloor heating throughout downstairs and high efficiency radiators upstairs all controlled by stats.

Security:

Multi Point Locking System used on front door and patio door and windows.

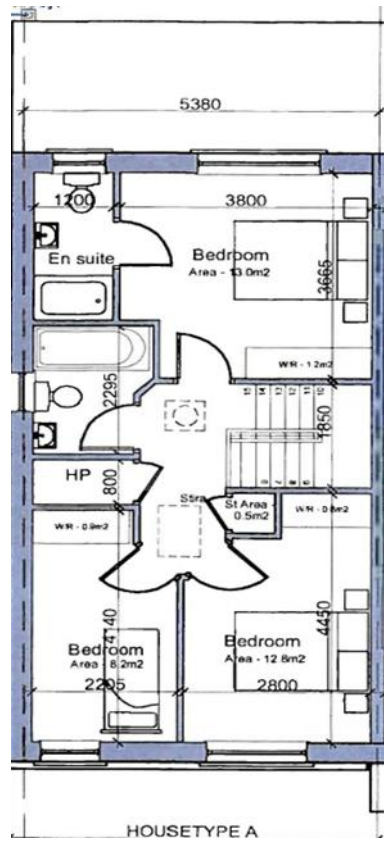
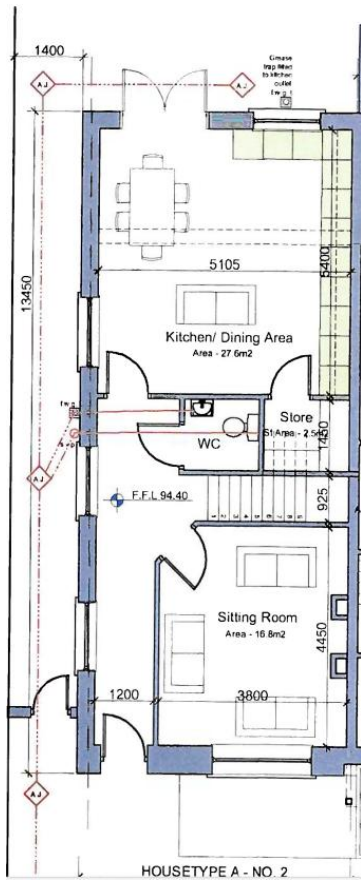
Externals:

Cobble-lock front driveways. Rear gardens seeded with fencing and paving.

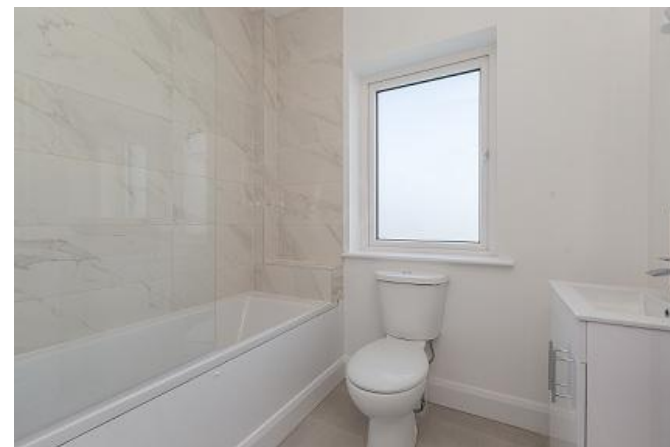
3 Bed End Terrace



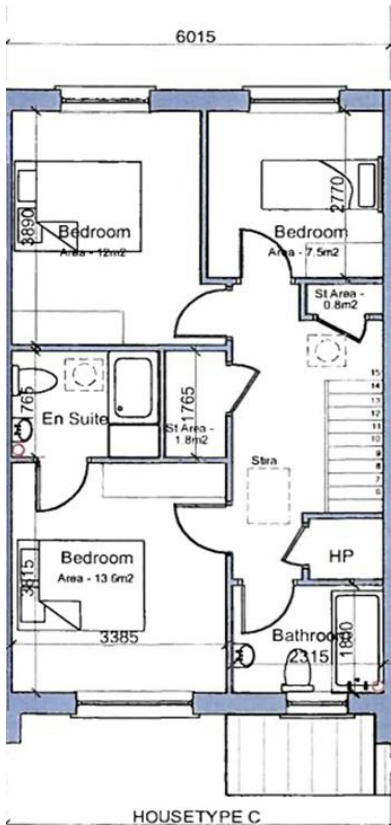
3 Bed End Terrace Floor Plans



3 Bed Mid Terrace



3 Bed Mid Terrace Floor Plans



2 Bed Mid Terrace



2 Bed Mid Terrace Floor Plans

