

RESIDENTIAL



FOR SALE



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PRIMROSE SQUARE,  
PRIMROSE GARDEN,  
NAAS,  
CO. KILDARE

AMV: €369,000



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- Naas Tel: +353 45 897711
- Newbridge Tel: +353 45 434138
- Saggart Tel: +353 01 4580838

[www.cmeauctioneers.ie](http://www.cmeauctioneers.ie)



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**Description:**

CME Auctioneers are privileged to present this fine new home to the market. Primrose square is superbly located within a 10-minute walk of Main Street Naas and every conceivable amenity, with a host of bars, restaurants, shops, boutiques, health & leisure sporting facilities. These cleverly designed homes are arranged over three floors, extending to approximately c.2,077 sq.ft with an A rating in terms of energy efficiency.

This fine home also comes with a generous tiling specification and kitchen allowance.

Viewings are welcomed by appointment with CME Auctioneers.

**Features:**

- High Energy Saving A Rated Homes
- New Eco Specification Joices & Trusses
- Highly Insulated Pre Pumped Walls
- Hardwood Double Glazed Windows & Doors
- High Spec Skirting & Architraves
- High Spec Fitted Kitchen
- Modern Fitted Wardrobes
- Prewired for Alarm & TV
- High Spec Wetroom/Bathrooms:
- Natural Gas Central Heating
- New Cream Ivanhoe Brick
- New Stone crafted Surrounds on Windows
- Set in Fully Maintained Parkland Setting
- 10 Year Homebond Structural Guarantee
- Spacious extended kitchen with large separate utility area.
- Extensive paved patio area.

**Accommodation:**Ground Floor

Ent. Hall,  
 Sitting Room  
 Kitchen/ Dining Room  
 Utility Area

First Floor

Bedroom 2: with Ensuite & shower room.  
 Bedroom 3  
 Family Bathroom

Second Floor

Master Suite with Ensuite shower room  
 Bedroom 4.

**Directions**

Take the N7 (Naas Road) direction South.  
 Pass the first exit for Naas (at the big ball).  
 Take the next exit for Naas/ Newbridge.  
 Go left at slip road, T Junction.  
 Take first left off roundabout.  
 Proceed straight on.  
 Primrose Garden estate is located on the right.

**Contact:**

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