



TIPPERSTOWN & WALK

TIPPER ROAD - NAAS

Welcome to Tipperstown Walk – an exclusive new address in the heart of Naas. Perfectly positioned off the renowned Tipper Road, one of Kildare’s most prestigious locations, this luxury development offers a collection of exceptional homes created with families in mind.



At Lydon, we believe a home is far more than bricks and mortar – it’s the foundation for family life, a place where memories are made and futures are built. Every detail at Tipperstown Walk has been carefully considered, from the quality of the materials to the flow of the living spaces, ensuring these homes are not only beautiful to look at, but a joy to live in.

Blending timeless design with modern functionality, the development offers a diverse mix of 3, 4 and 5 bedroom homes, each one designed to suit the different stages of family life. Natural light, generous proportions, and thoughtful finishes are all hallmarks of our approach, reflecting the pride we take in creating homes of lasting quality.

We are immensely proud of what has been achieved at Tipperstown Walk and are delighted to introduce this very special collection of homes. It is our hope that those who choose to live here will feel the same sense of pride, comfort, and belonging that we felt while bringing them to life.



Stylish living
in spacious homes

Located on one of the most
sought-after roads in Naas, this
exceptional new development offers
a perfectly balanced mix of spacious
homes and stylish apartments and
duplexes. With a strong emphasis on
quality and design.



Every home is finished with a quality kitchen by QK Kitchens, combining sleek design with everyday functionality. Elegant quartz countertops provide a durable, stylish surface that perfectly complements modern living.



Bright, spacious and modern interiors are ideal for modern families with busy lifestyles. Each home is packed full of environmentally friendly features that ensure comfortable, efficient living throughout the year.





These modern homes combine timeless design with cutting-edge efficiency, crafted to the highest standards of quality.



A harmonious palette of finishes, fixtures, and fittings has been carefully curated to ensure a timeless look while maximising comfort and functionality. Every detail, from the flow of the layouts to the choice of materials, reflects a focus on quality and modern living, offering a home that feels both welcoming and enduring.



A strong emphasis on quality and design.



Creating perfect harmony in your new home.



Each home boasts bathrooms finished to the highest standard, with premium fixtures and fittings chosen for both style and durability. Sleek sanitaryware, elegant tiling, and high-quality brassware create a refined aesthetic, while thoughtful design ensures comfort and functionality in every detail. The result is a space that feels both luxurious and practical, elevating everyday living.

Discover your local area



From its historic streets to its vibrant food scene, great shopping and modern amenities, Naas combines tradition and progress in perfect measure.



From racecourses to river walks, Naas brings leisure to your doorstep.

From its charming canal walks to its bustling town centre, Naas offers the perfect balance of heritage and modern living. Renowned schools, vibrant shops, and excellent transport links combine to make it one of Ireland’s most sought-after locations.



Discover your local area

● Restaurants, Pubs, & Cafe's

- 1 Swans on the Green
- 2 Kavanagh's
- 3 Vie De Chateaux
- 4 Rustic Italian
- 5 Lemongrass Fusion
- 6 Lily&Wild
- 7 Bouchon
- 8 Neighbourhood
- 9 Butlers Chocolate Cafe
- 10 Haydens Bar
- 11 Fletchers

◆ Sports Clubs & Outdoor

- 1 Naas AFC
- 2 Naas United
- 3 Naas Rugby Football Club
- 4 Naas Hockey Club
- 5 Naas Panthers Gymnastics
- 6 Naas Racecourse
- 7 Naas Golf Club
- 8 Craddockstown Golf Club
- 9 Palmerstown House Estate

★ Shopping

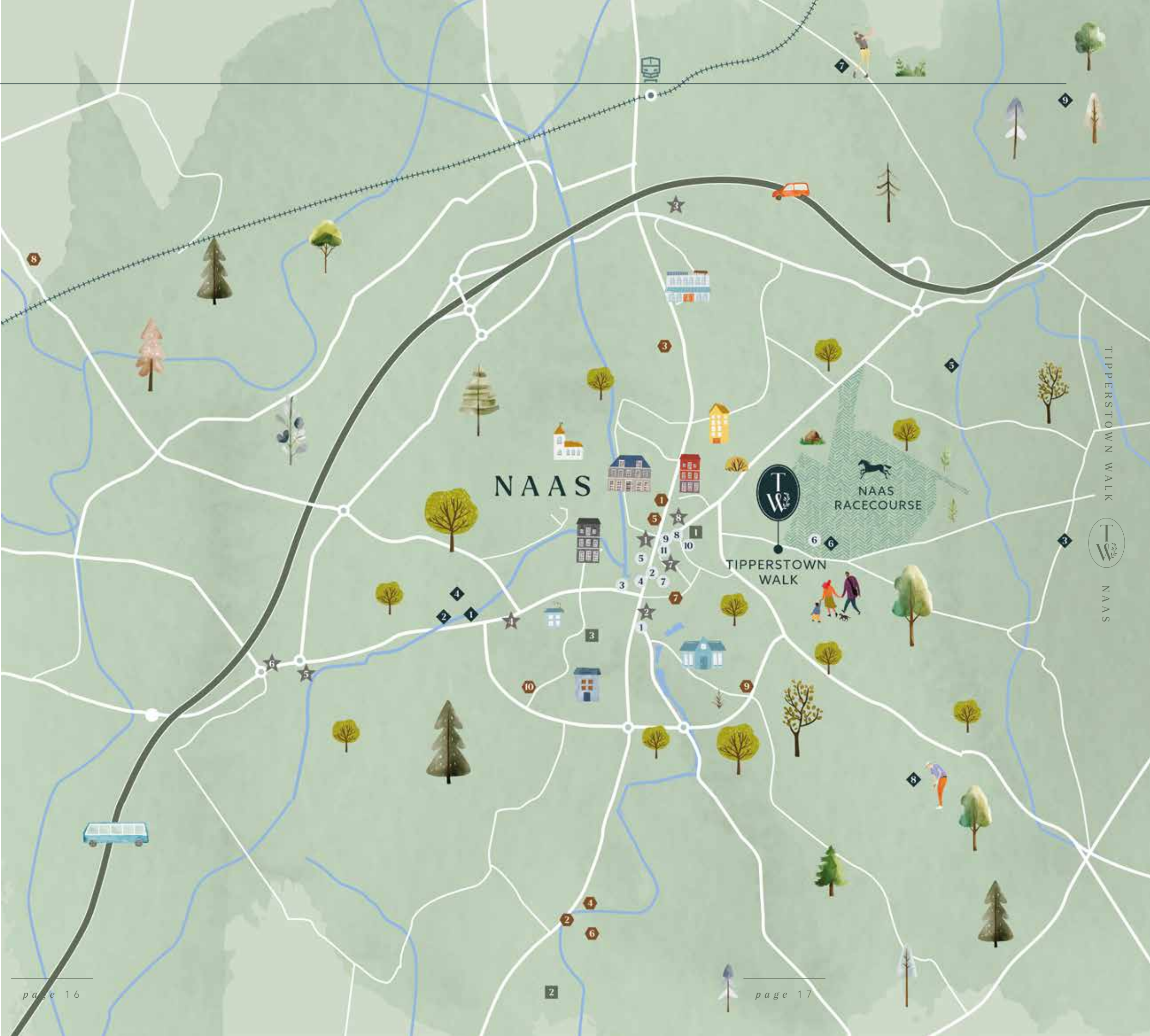
- 1 Dunnes Stores
- 2 Rushe's Super Valu
- 3 Tesco Extra Naas
- 4 Aldi Naas
- 5 Lidl
- 6 Newhall Retail Park
- 7 Kalu Boutique
- 8 Gallery 9

■ Creches & Schools

- 1 Mercy Convent PrimarySchool
- 2 Naas Community NationalSchool
- 3 Scoil Bhríde
- 4 Gaelscoil, Nas na Riogh
- 5 St.Mary's College
- 6 Pipers Hill College
- 7 Meánscoil Iognáid Rís
- 8 Happy Hands Montessori &Creche
- 9 Apple Tree Creche &Montessori
- 10 Elsmore Creche

■ Hotels

- 1 Lawlor's of Naas
- 2 Kilashee Hotel
- 3 Osprey Hotel



Accessible & Connected

Living on the Tipper Road means you're right at the doorstep of both countryside and commuter amenities. A gentle 2-3 minute walk to the track offers family days out or quiet riverside strolls, while the train station at Sallins & Naas, just a short drive or local bus ride away, puts Dublin Heuston reachable in just 24-32 minutes on InterCity or Commuter services



Local amenities—shops, cafés, schools and parks—are within easy walking distance. Your school run might take just 5-10 minutes on foot, while everything from the racecourse to Monread and Naas town centre is comfortably walkable.

Typical Commute Times

Destination	Mode	Time (approx)
Naas town centre (Main Street)	Walk	15-20 minutes (1.2 km)
Sallins & Naas train station	Drive / Bus	5 minutes (3 km)
Naas Racecourse	Walk	2-3 minutes
Dublin Heuston via train	Train only	19-32 minutes
Door-to-desk commute via train (incl. transfers)	Combined	30-45 minutes
Dublin city centre via car (off-peak)	Drive	35-40 minutes
Dublin city centre via car (peak travel)	Drive	60-80 minutes





TIPPERSTOWN WALK

TIPPER ROAD - NAAS

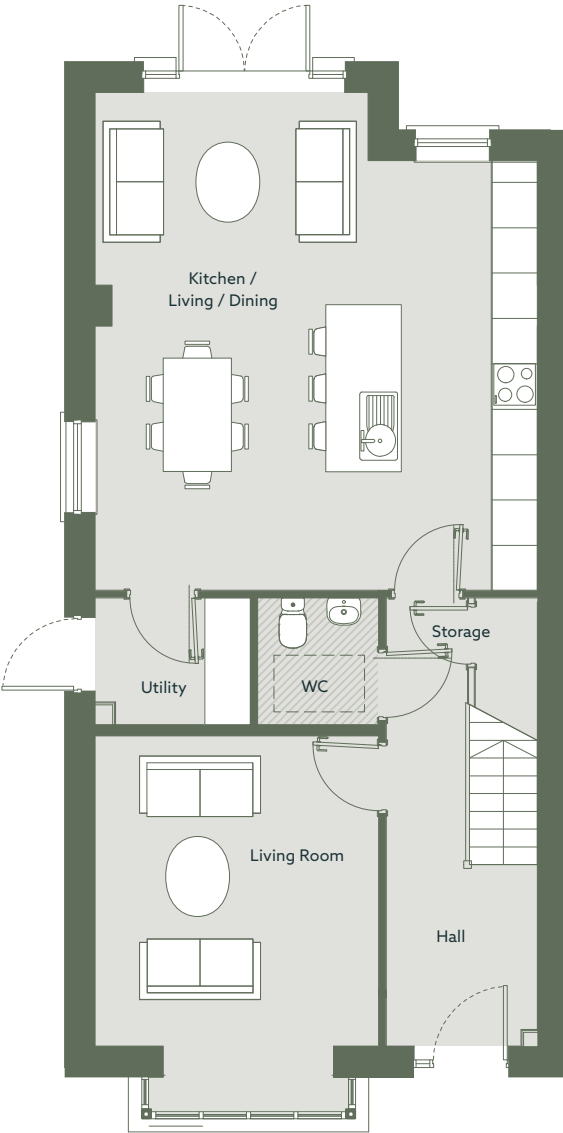
- ARROWGATE**
4 BED SEMI-DETACHED
160 SQ M / 1,722 SQ FT APPROX
- ARCHER**
5 BED DETACHED
180 SQ M / 1,938 SQ FT APPROX
- JOHNSTOWN**
3 BED MID/END-TERRACE
105 SQ M / 1,103 SQ FT APPROX
- YEATS**
3 BED SEMI-DETACHED
130 SQ M / 1,399 SQ FT APPROX
- VARENNE**
4 BED SEMI-DETACHED
157 SQ M / 1,689 SQ FT APPROX
- CASTLESHANE**
4 BED DETACHED
142 SQ M / 1,528 SQ FT APPROX
- ARKLE**
MID/END-TERRACE
131 SQ M / 1,410 SQ FT APPROX
- FAUGHEEN**
3 BED SEMI-DETACHED
125 SQ M / 1,345 SQ FT APPROX

SITE PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY



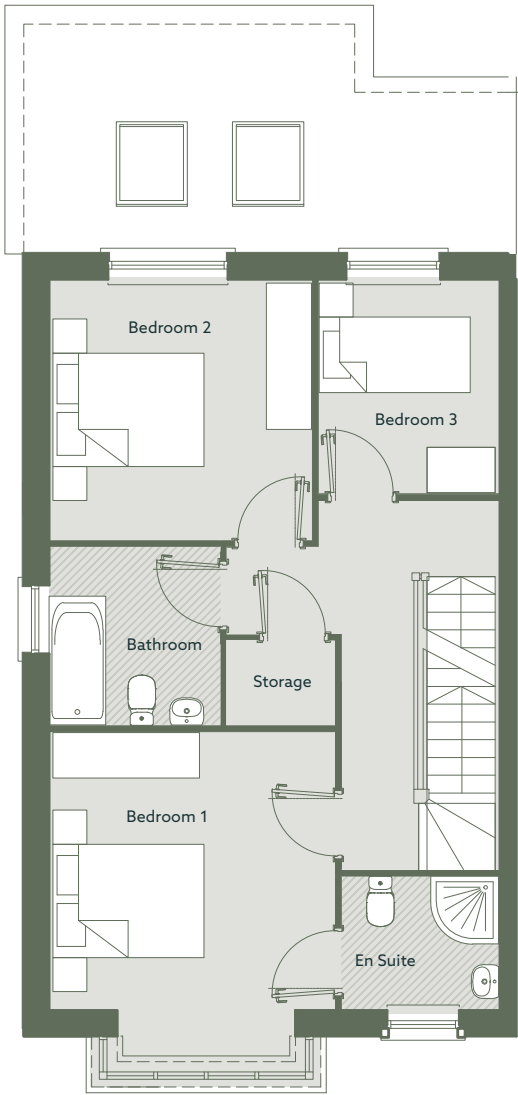
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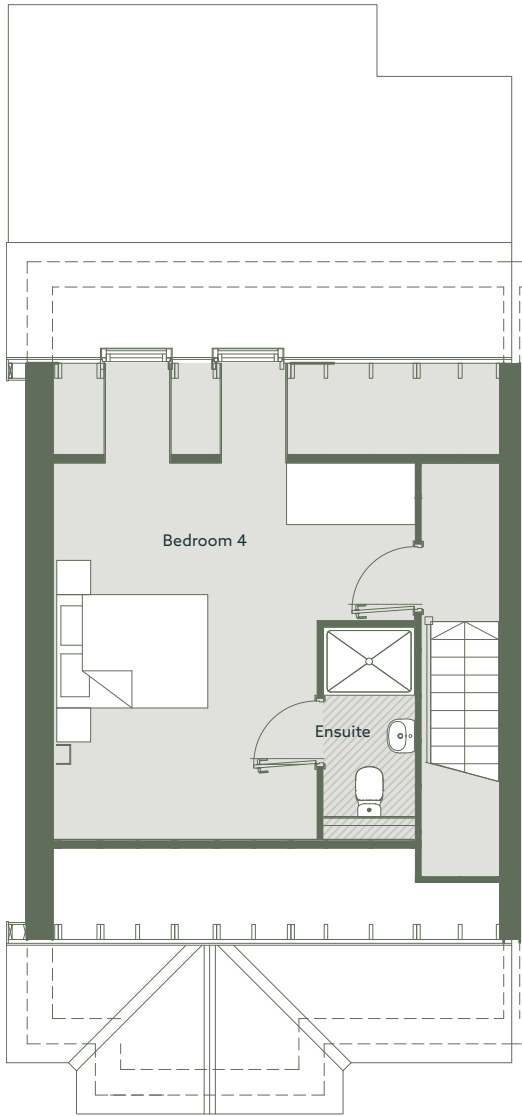


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FLOOR PLANS ARE FOR ILLUSTRATIVE PURPOSES ONLY



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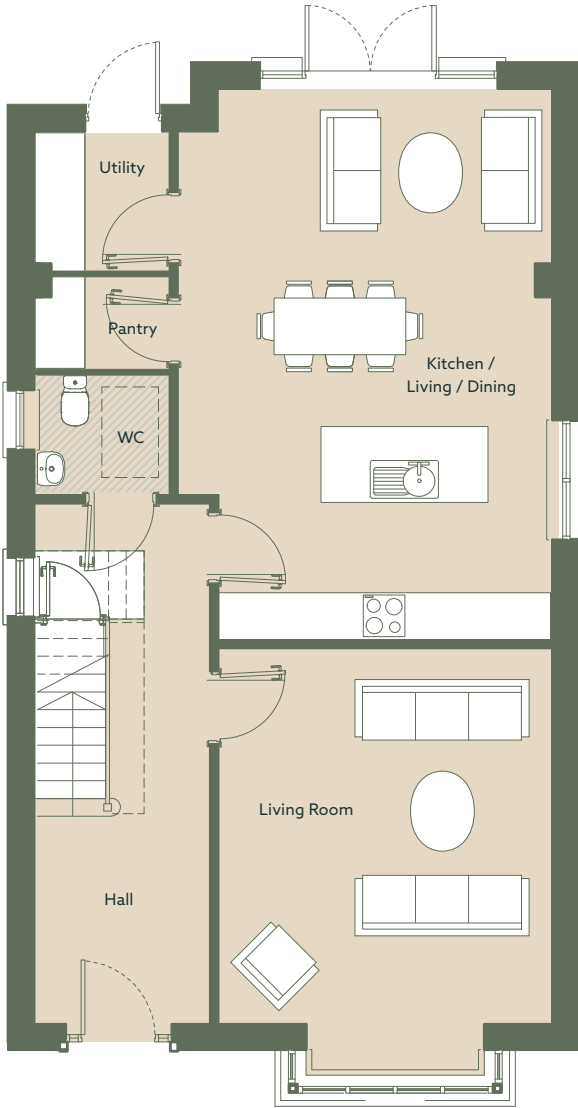
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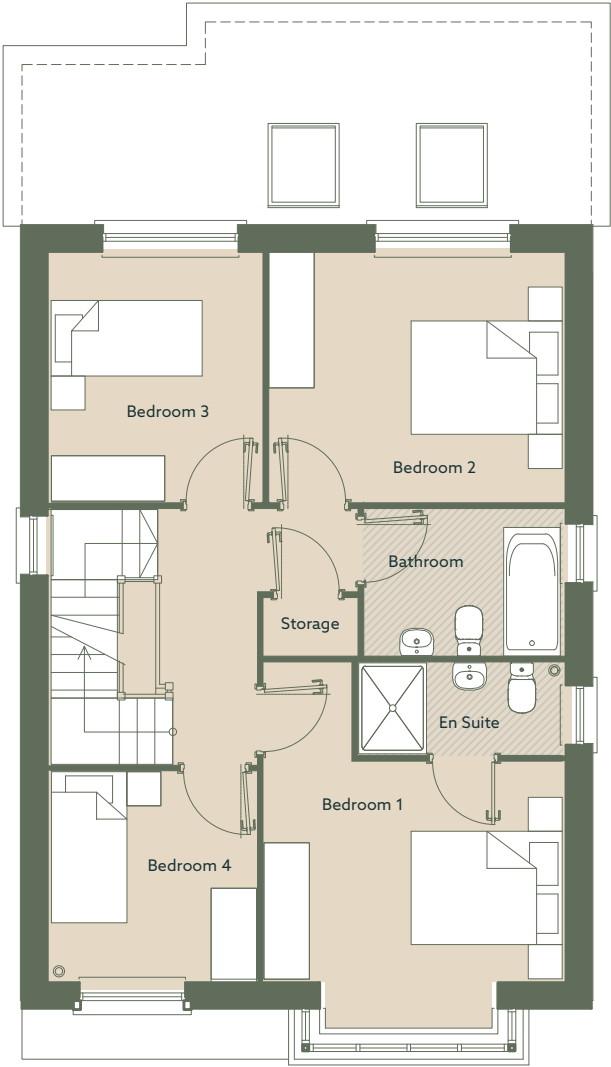


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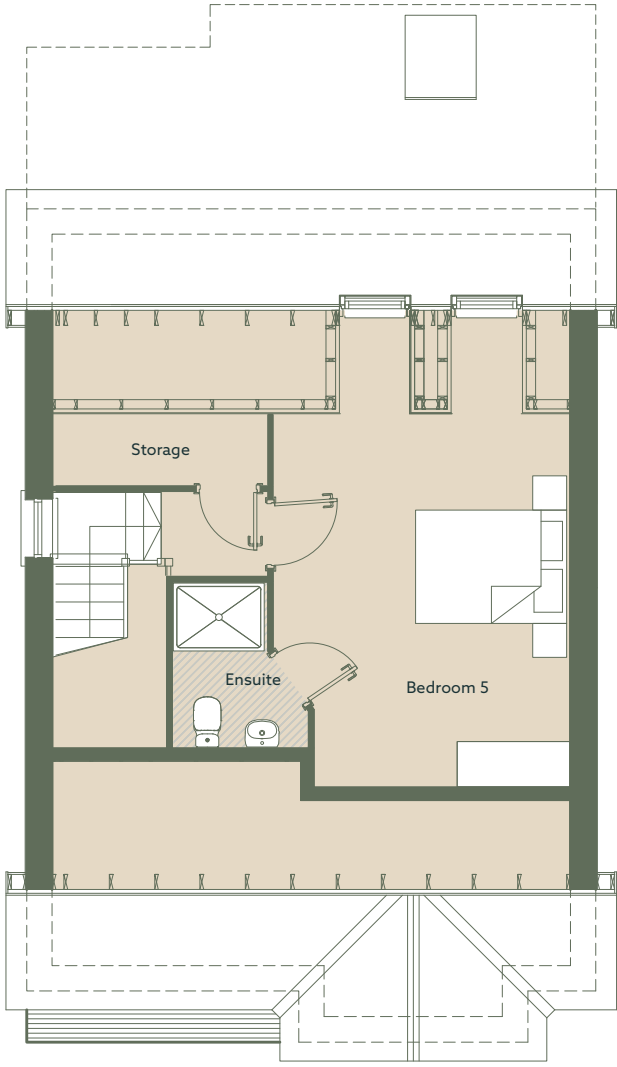
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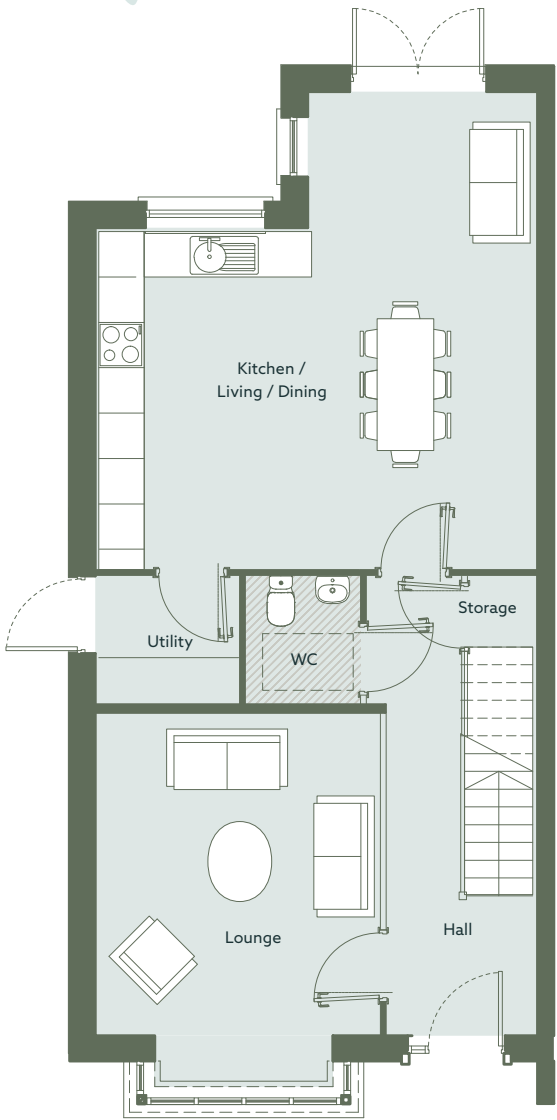
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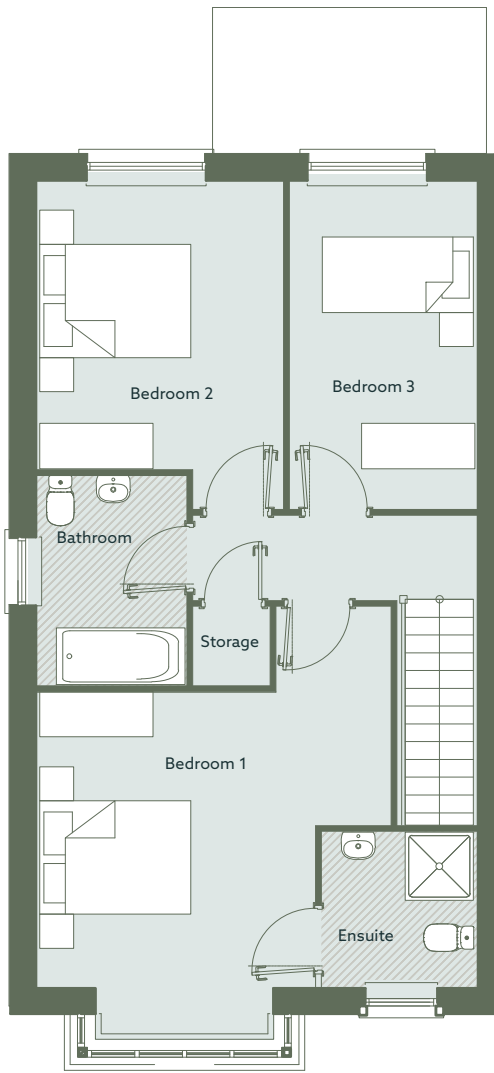


JOHNSTOWN

3 BED MID/END-TERRACE
105 SQ M / 1,103 SQ FT APPROX



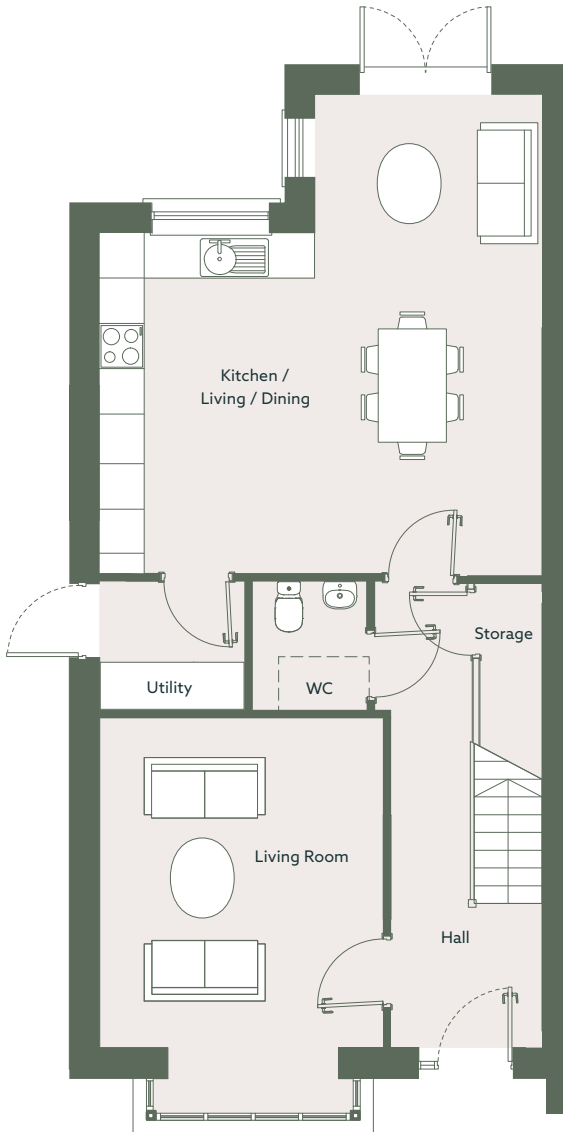
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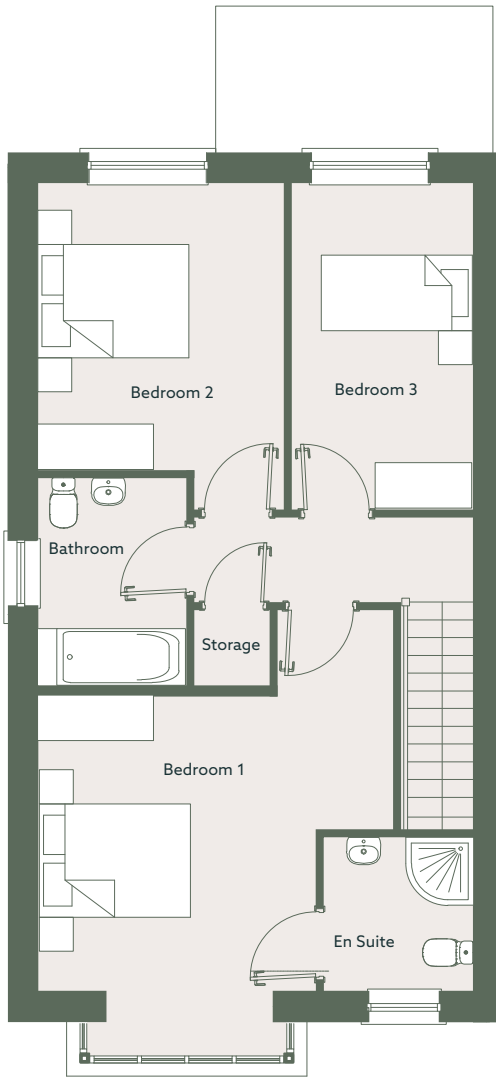
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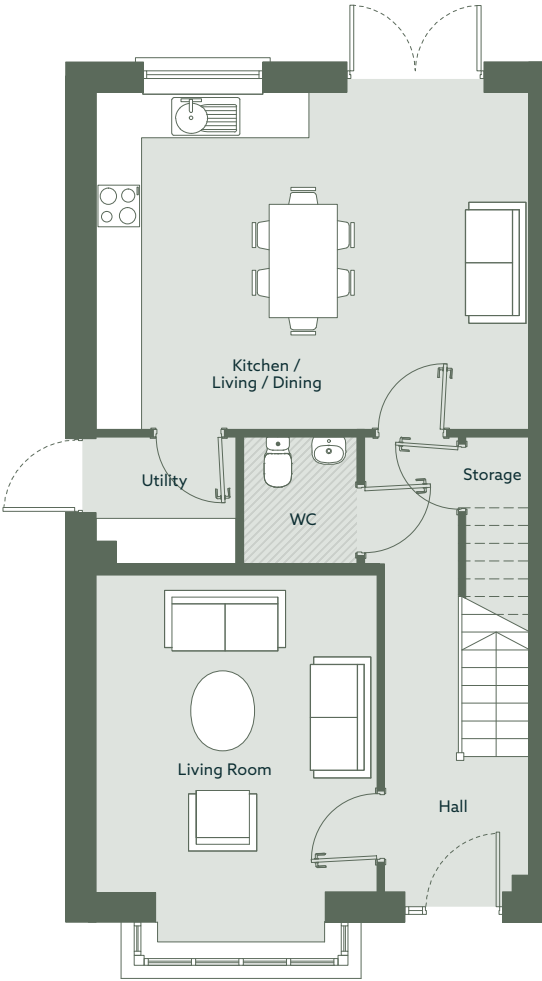
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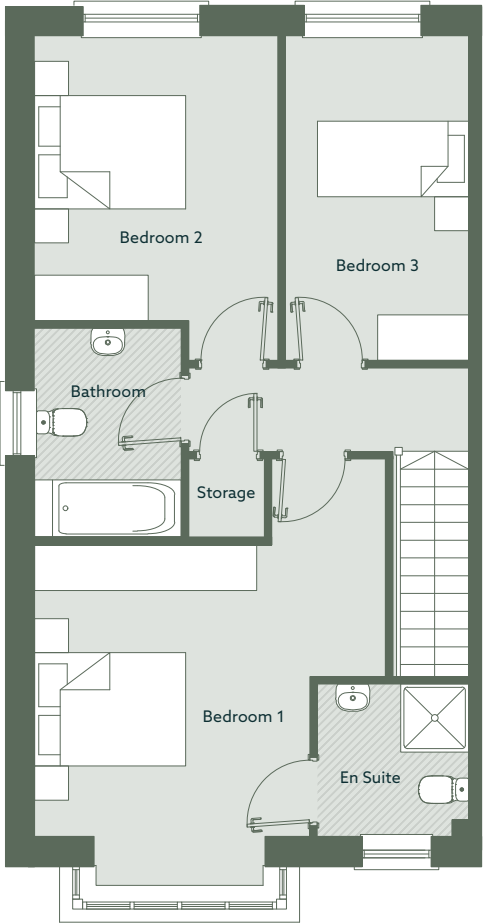
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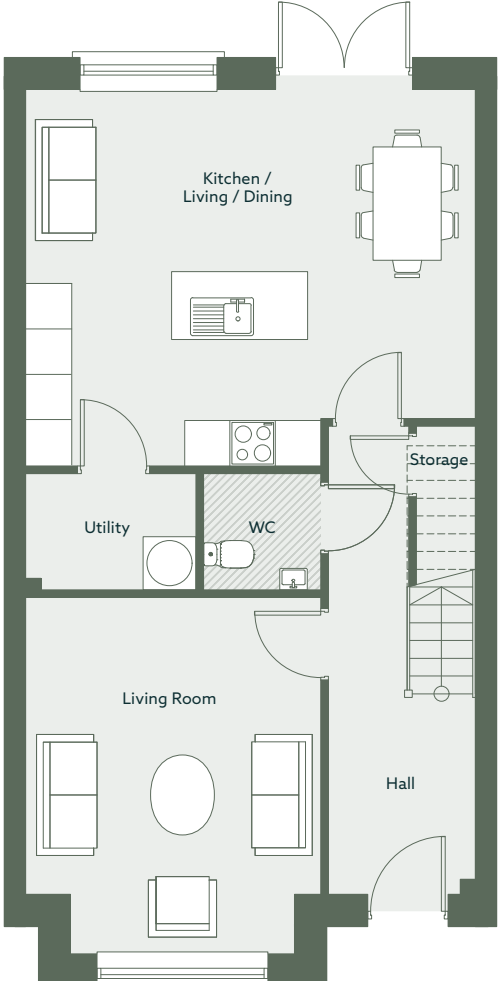
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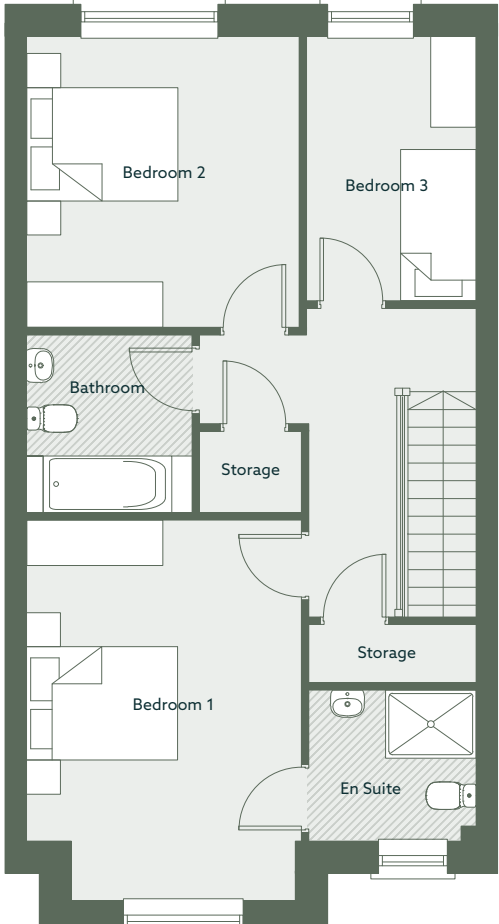
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ARKLE

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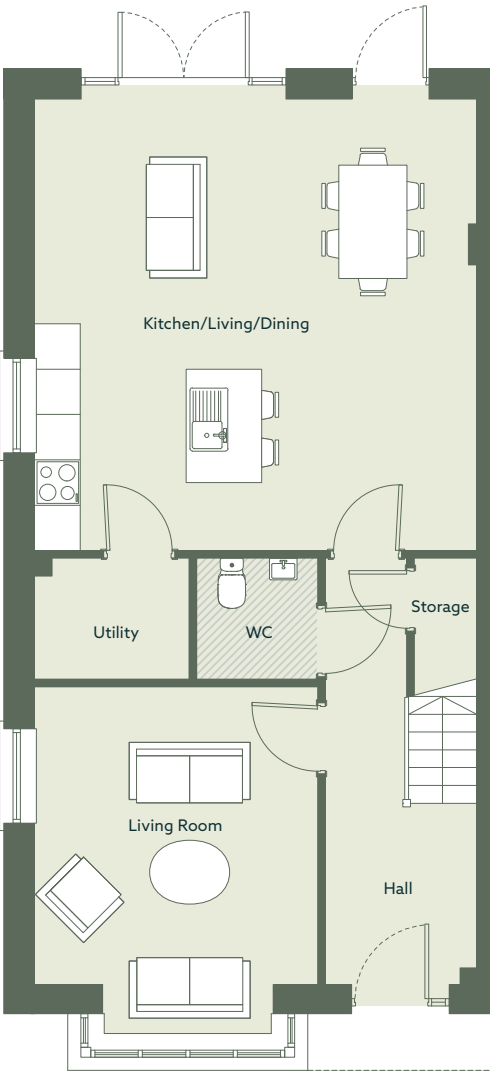


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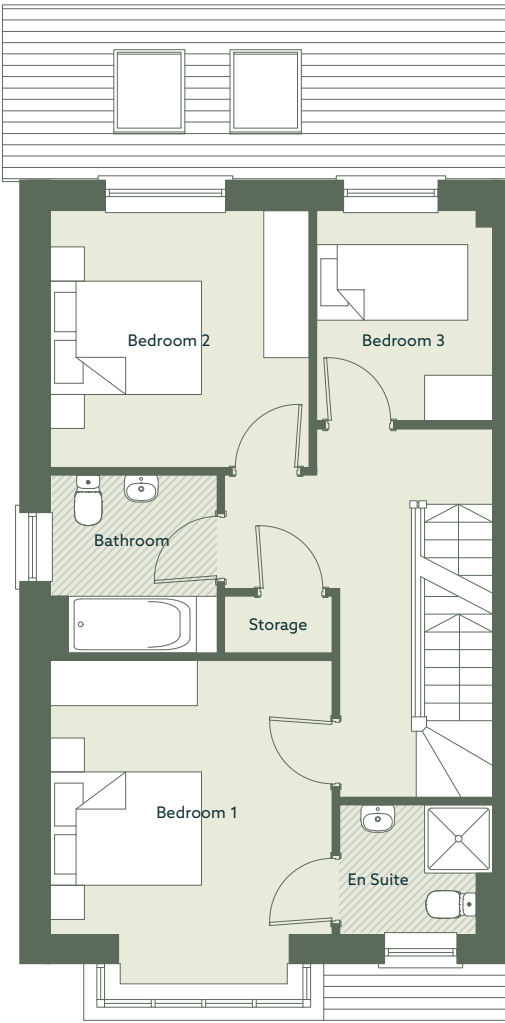
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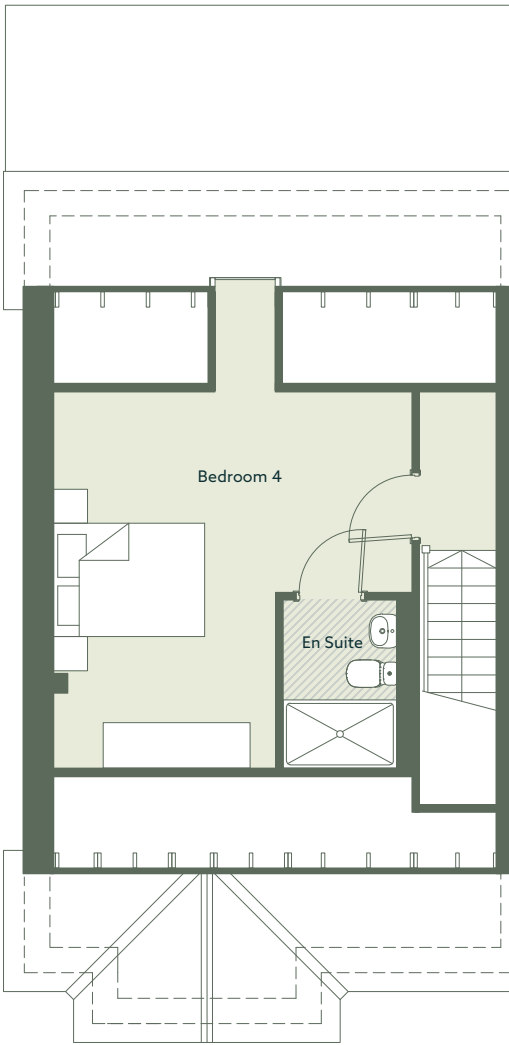


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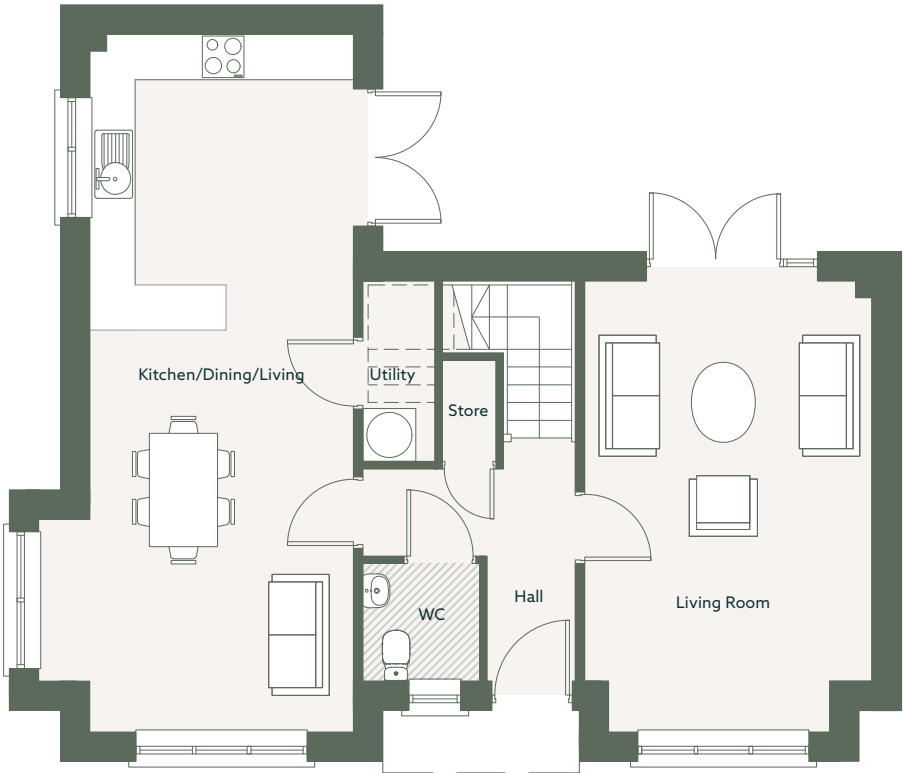
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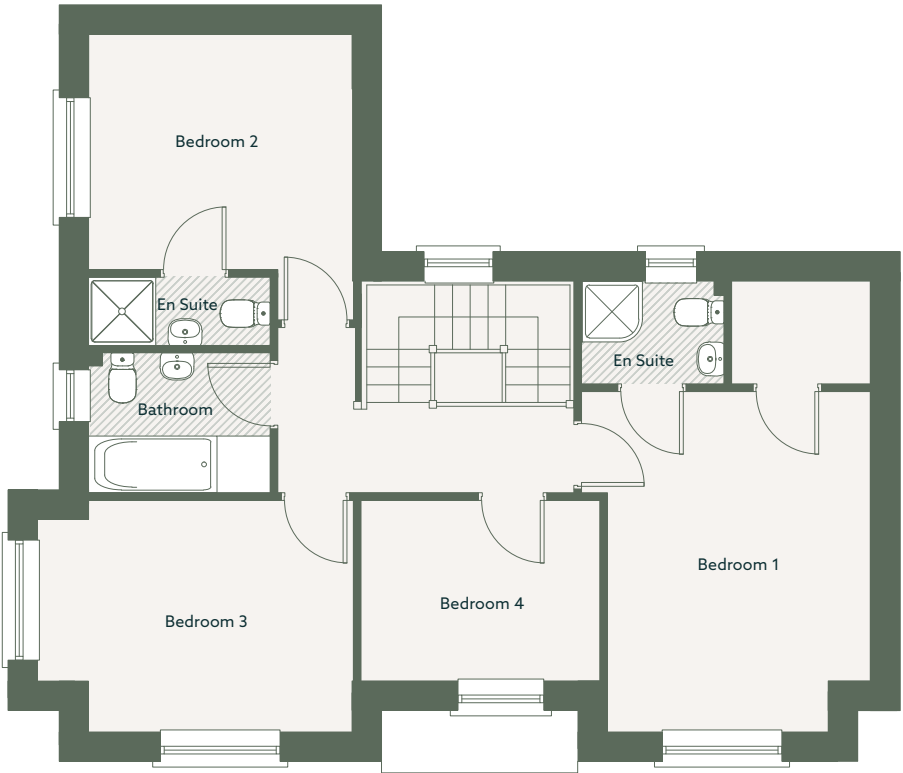
CASTLESHANE

4 BED DETACHED
142 SQ M / 1,528 SQ FT APPROX



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Specifications

These modern homes combine timeless design with cutting-edge efficiency, crafted to the highest standards of quality.



Built with advanced materials and smart technologies, they deliver exceptional comfort while reducing environmental impact. Thoughtfully planned for contemporary living, each property is designed not just for today, but for a sustainable and future-ready lifestyle.

Every home at Tipperstown Walk has been thoughtfully designed and finished to the highest standards, ensuring modern comfort, efficiency, and style for everyday living.

EXTERNAL FINISHES

- Elegant brick and render façades with a durable low-maintenance finish
- Elegant limestone window cills providing a timeless, high-quality finish to each home's exterior
- High-performance double-glazed windows and energy-efficient front doors
- Quality roof tiles on prefabricated roof trusses with insulation throughout

INTERNAL FINISHES

- Smooth skimmed walls and ceilings, painted in neutral tones
- Contemporary internal doors with chrome ironmongery

KITCHENS & UTILITY

- Contemporary fitted kitchens provided by QK Kitchens, with ample storage and quartz worktops
- Energy-efficient extractor removing kitchen smells
- Appliances provided subject to signing and returning your contract within 21 days.

BATHROOMS & EN-SUITES

- Stylish sanitary ware throughout with chrome fittings
- Tiles surrounds to baths and showers
- Non-slip tiled flooring to all wet areas

ENERGY EFFICIENCY & HEATING

- All homes will be minimum A-2 Rated
- Homes insulated to meet and exceed current building regulations
- High-performance wall, floor, and roof insulation for warmth and comfort
- Energy-efficient air-to-water heat pump system providing sustainable heating and hot water throughout the home
- Each home is fitted with mechanical ventilation to enhance airflow and maintain a healthy living environment
- All homes are 'Car Charge Enabled'

GENERAL

- Private gardens
- Driveways finished in durable paving
- Carbon monoxide detectors fitted in line with regulations
- All homes covered by 10 year Homebond Guarantee



TIPPERSTOWN WALK

TIPPER ROAD - NAAS

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