

# GREY ABBEY VIEW

Kildare Town



**Glenveagh**  
Home of the new.





## GREY ABBEY VIEW

Glenveagh is pleased to introduce Grey Abbey View, a new development of exceptional family homes in a great location next to Kildare Town. Grey Abbey View residents can enjoy the best of every world in this beautiful location, with excellent local amenities, great transport links and wonderful countryside on your doorstep.

GREY ABBEY VIEW

**LOVE**  
**CONVENIENT**  
**AMENITIES**  
**LIVE**  
**FOR MODERN**  
**COMFORTS**

GREY ABBEY VIEW

# LOVE ALL THE SPACE YOU NEED LIVE WITH SPACE TO BREATHE

Glenveagh's dedicated Quality Team apply rigorous quality control measures across every home.

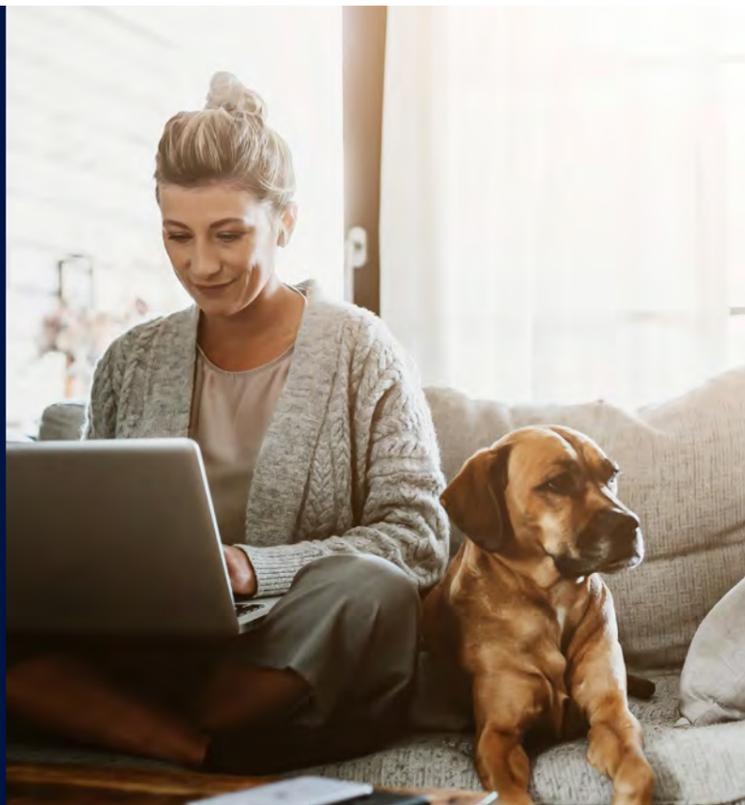
We know that our customers love green open spaces near their home so we strive to enhance the local environment in the community so that you can love where you live inside and out.

Whether you want space for the kids to play or more room to entertain friends, our fantastic range of homes offers all the flexibility you will need. Our designers factor in real furniture sizes into each home's layout to make furnishing an easier process.

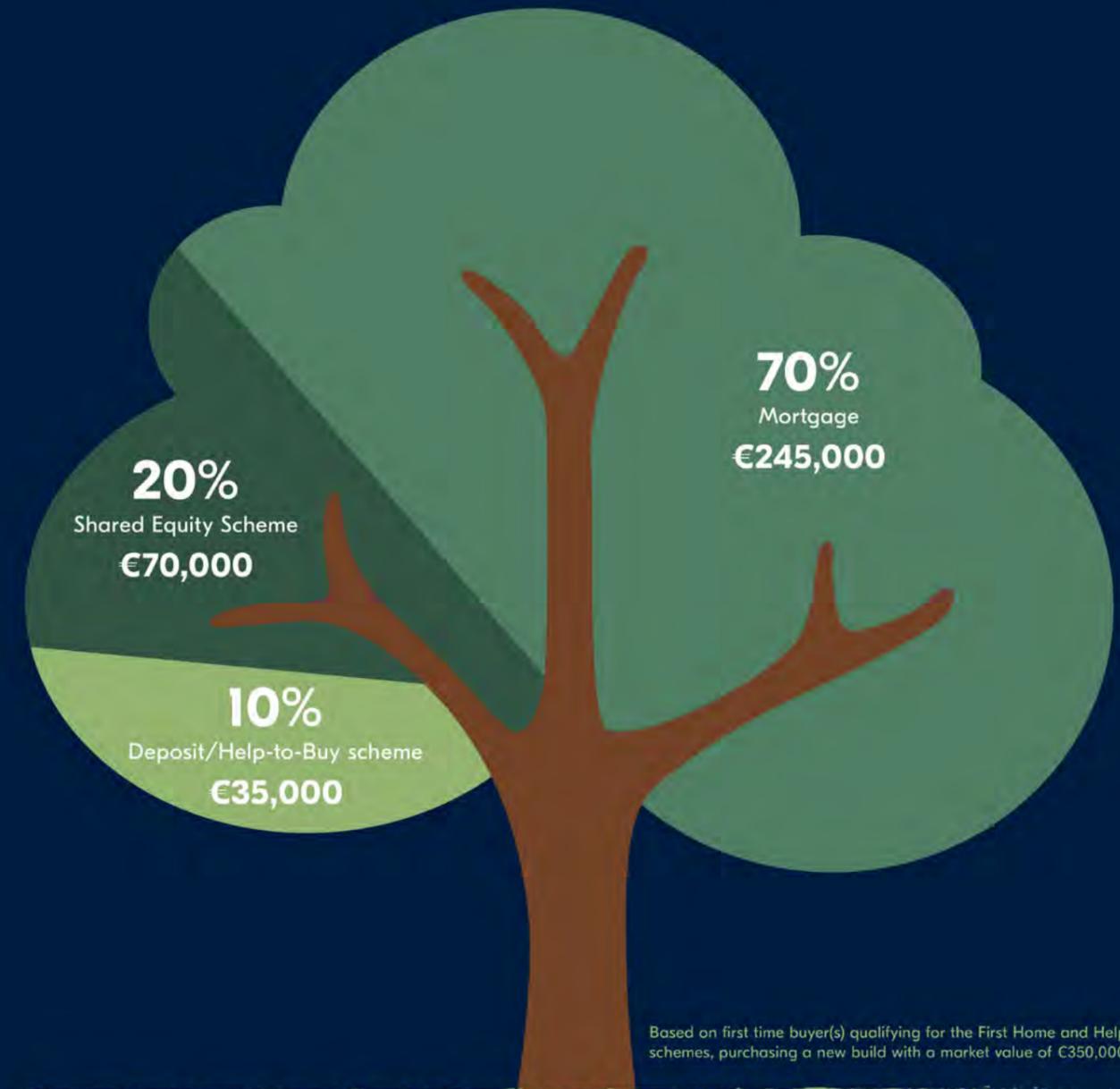
All homes are energy efficient with a minimum A-rating on the BER scale with high standards of insulation and air tightness in all our properties.

## A-Rated

All homes are energy efficient with either A1/A2 rating on the BER scale with the high standards of insulation and airtightness in all our properties.



## Looking to put down roots?



## Get up to 30% towards your new home

Discover a stunning Glenveagh home available today that gives you the opportunity to be part of a growing community.

Love where you live





# FAST & CONVENIENT TRAVEL

Excellent transport links to anywhere you need to go

Kildare is a popular location for commuters thanks to its second-to-none transport links. Residents in Grey Abbey View can enjoy fast access to the M7 motorway, which feeds directly onto the M50 and into Dublin City Centre – an easy drive of under an hour.

Alternatively, sit back and enjoy some time out by commuting into the city via Kildare train station; as Kildare is on the main Cork-Dublin route, services are fast and frequent. Several bus services are also available, including the Aircoach, which links residents with Dublin Airport.



## CAR

M7	1 mins
Kildare Village	2 mins
The Curragh	9 mins
Dublin City	50 mins
Dublin Airport	43 mins



## TRAIN

Kildare Train Station	5 mins drive 20 mins walk
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## BUS

Nearby Bus routes	726   826   126
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GREY ABBEY VIEW

**LOVE**  
**A SHOPPING**  
**DESTINATION**  
**LIVE**  
**GREY ABBEY**  
**VIEW**

Grey Abbey View is located beside Kildare Village, a luxury shopping destination that offers designer fashion, accessories and other items at bargain prices. With international brands like Armani, DKNY, Jimmy Choo, Louise Kennedy and Polo Ralph Lauren, residents can enjoy a New York-worthy shopping experience within minutes of their home!

## GREY ABBEY VIEW

### Schools

- 1 Kildare Town Community School
- 2 St. Brigid's Primary School
- 3 Kildare Town Educate Together
- 4 Gaelscoil Mhic Aodha
- 5 Happy Campers Playschool
- 6 Scoil Bhríde N.S

### Shopping

- 7 Market Square
- 8 Kildare Village
- 9 Tesco Superstore
- 10 Lidl
- 11 Aldi

### Sport / Golf

- 12 Round Towers GAA Club
- 13 Kildare Town AFC
- 14 Cill Dara Golf Club
- 15 The Curragh Racecourse
- 16 Irish National Stud

### Train stations

- 17 Kildare Station
- Train Line

### Recreation

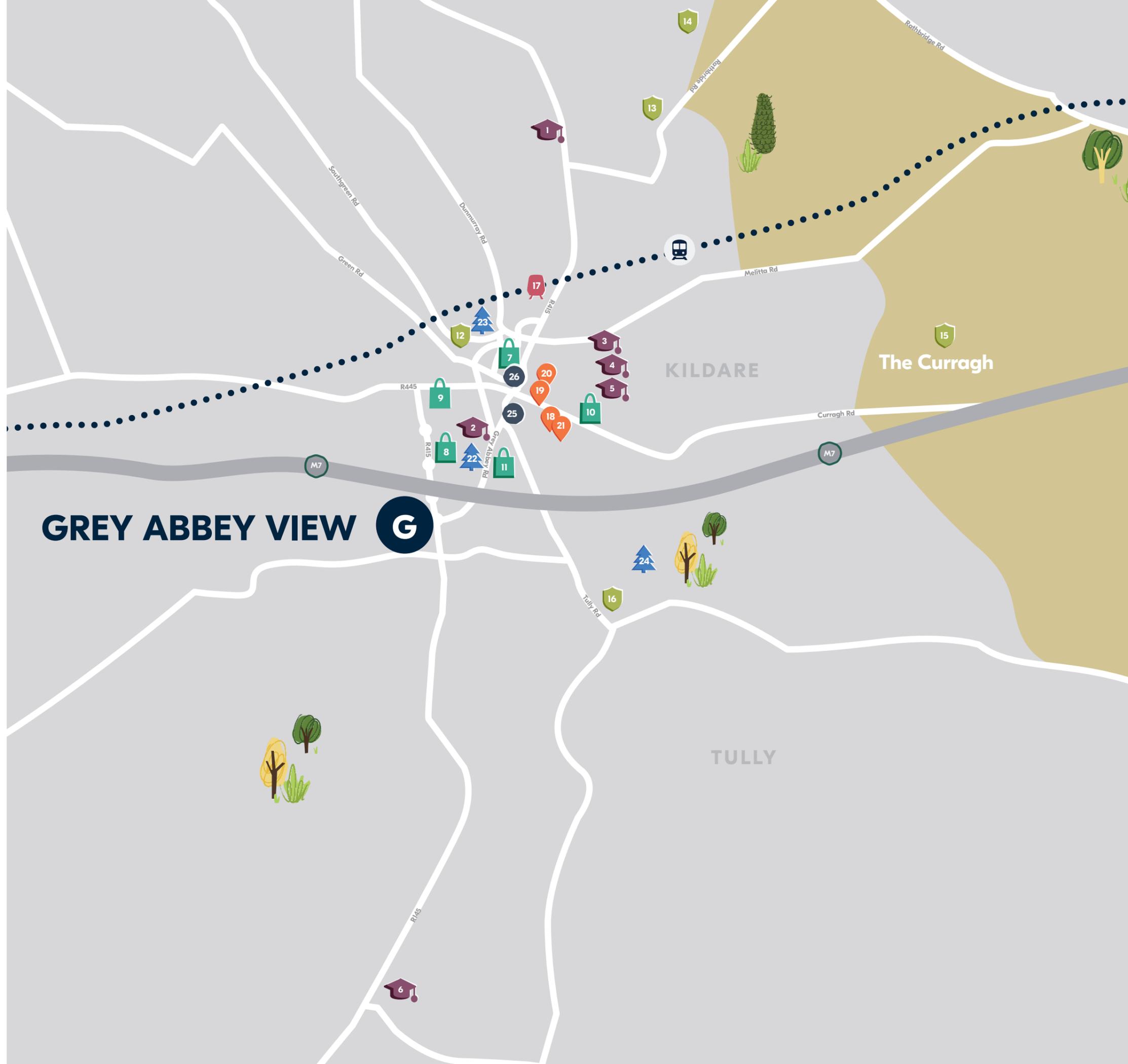
- 18 Kildare House Hotel
- 19 Silken Thomas
- 20 Chapter 16
- 21 The Gallops Restaurant & Bar

### Parks

- 22 Kildare Village Playground
- 23 St. Brigid's Park
- 24 St. Fiachras Gardens

### Churchs

- 25 St. Brigid's Parish Catholic Church
- 26 St. Brigid's Cathedral & Round Tower



GREY ABBEY VIEW



## WONDERFUL AMENITIES ON YOUR DOORSTEP

Plenty to see and do

Kildare is known as one of the most vibrant and exciting counties in Ireland, with plenty of activities to suit every member of the family. Famous for horseracing, Grey Abbey View is close to the Curragh, an open plain measuring almost 5,000 acres. As well as the racecourse, the Curragh is also home to Pollardstown Fen, an area rich in rare plants and numerous bird species.

Kildare Town is a bustling hub of supermarkets, local stores, restaurants, cafés, bars and takeaways, while most of the major high street retail names can be found at Whitewater Shopping Centre, just a short drive away in Newbridge.



## GREY ABBEY VIEW

Grey Abbey View is close to the Irish National Stud & Japanese Gardens, a world-famous attraction that features sumptuous gardens, a horse museum, a fairy trail and a kids' play area — a wonderful location for a memorable family day out. Alternatively, get involved in one of the many team sports available in the area. GAA, rugby and soccer are popular choices. For golfers, world-class courses are within a few minutes of your new home — Cill Dara Golf Club and the Royal Curragh Golf Club are just two of the many options.

## NUMEROUS **SCHOOLS** TO CHOOSE FROM

As one of the county's larger towns, Kildare is quite simply bursting with great education options for every age. Primary schools in the immediate area include Kildare Town Educate Together, St. Brigid's Primary School, Gaelscoil Mhic Aodha and Scoil Bhríde N.S. Nurney, while the local secondary school is Kildare Town Community School. The towns of Naas and Newbridge are also close-by, offering even more choice for primary and secondary students. And, with great local transport links, third-level education is within easy reach for every Kildare resident.



GREY ABBEY VIEW

Spacious living rooms are painted in neutral colours so that you stamp your personality on it from day one.

GREY ABBEY VIEW



## FLEXIBLE DESIGN TO FIT YOUR FAMILY

Bright kitchens feature french doors that open the dining area onto the garden.

Bedrooms and bathrooms are generously sized with a high-level finish to give that luxury feel to your home.



## GREY ABBEY VIEW

# BUILT TO A STANDARD YOU CAN TRUST.

### External Features

- Maintenance free, tasteful mix of brick & render exteriors.
- PVC fascia, gutters and downpipes.
- Composite front doors with secure locking system.

### Gardens

- Seeded gardens.

### Internal Finishes

- Walls and ceilings painted in Fleetwood Wevet Vinyl Matt throughout.
- Quality interior joinery to include painted doors and contemporary skirting and architraves finished in an off-white satin paint.

### Electrical & Heating

- Generous lighting, power points and switches.
- Smoke and heat detectors fitted as standard.
- TV connection in living, kitchen and master bedroom.
- A-rated condensing Heat Pump heating system which is thermostatically controlled to maximise your comfort.
- Provisions for the installation of a car charging point.
- Superb contemporary kitchen with soft close doors.
- All kitchens are fitted with an upstand.

### Bathroom & Ensuite

- Stylish contemporary bathroom, ensuite and guest WC with elegant sanitary ware.
- Beautiful taps, shower heads & bath fittings.

### Windows & Doors

- uPVC double glazed A rated windows.
- French two-tone double doors to back garden where applicable.

### Wardrobes

- Shaker-style fitted wardrobes in the master bedroom.

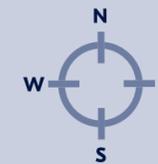
### Energy Efficiency

- All homes are A-rated and incorporate sustainable and renewable technology resulting in lower energy costs.
- High level of insulation incorporated in floors, walls and roofs.
- All houses are constructed to provide a high level of air tightness in order to retain heat.

### Guarantee

- Each Grey Abbey View home is covered by a 10 year Homebond structural guarantee.

# GREY ABBEY VIEW



## HOUSE STYLES

### 3 Bed Homes

- **The Pine**  
 3 Bedroom Semi Detached  
 109.6 sqm | 1180 sqft
- **The Poplar**  
 3 Bedroom Semi Detached | Mid & End Terrace  
 113.7 - 114.3 | 1224 - 1230 sqft
- **The Birch**  
 3 Bedroom Semi Detached | End Terrace  
 117.1 sqm | 1260 sqft

### 4 Bed Homes

- **The Ash**  
 4 Bedroom Semi Detached  
 132.1 - 132.5 sqm | 1422 - 1426 sqft
- **The Sycamore**  
 4 Bedroom Semi Detached  
 134.7 sqm | 1450 sqft
- **The Aspen**  
 4 Bedroom Detached | Semi Detached  
 135.1 sqm | 1454 sqft
- **The Elm**  
 4 Bedroom Semi Detached  
 134.6 - 137.4sqm | 1449 - 1479 sqft
- **The Oak**  
 4 Bedroom Semi Detached  
 140.1 sqm | 1508 sqft
- **The Chestnut**  
 4 Bedroom Semi Detached  
 142.8 - 143.2 sqm | 1537 - 1542 sqft

### 5 Bed Homes

- **The Elder**  
 5 Bedroom Semi Detached  
 211.6 sqm | 2278 sqft

Plans and dimensions are indicative only and subject to change. Glenveagh Homes Ltd may alter the layout, building style, landscape and spec without notice. The finished home may therefore vary from the information provided.

# THE POPLAR

3 Bedroom Semi Detached | Mid & End Terrace  
 113.7 - 114.3 | 1224 - 1230 sqft



Ground Floor

First Floor

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# THE BIRCH

3 Bedroom Semi Detached | End Terrace  
 117.1 sqm | 1260 sqft



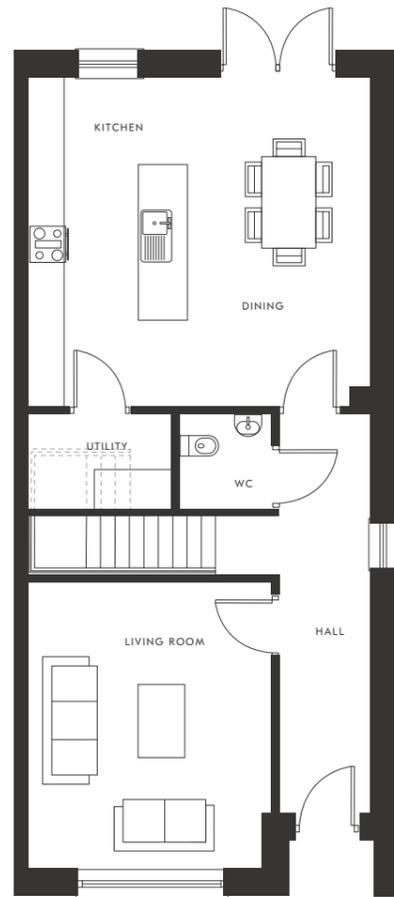
Ground Floor

First Floor

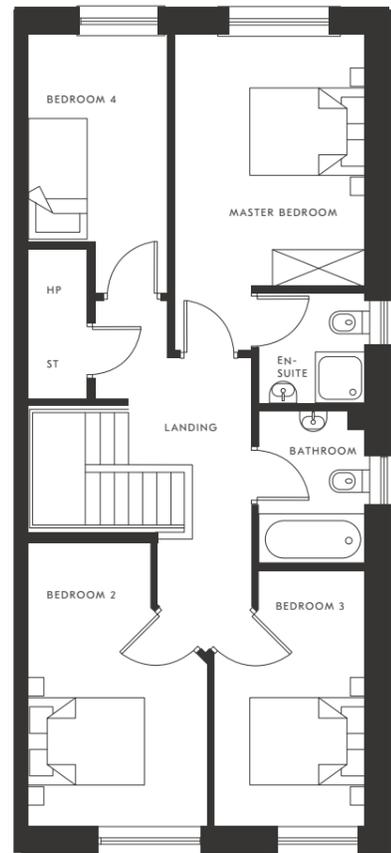
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# THE ASH

4 Bedroom Semi Detached  
132.1 - 132.5 sqm | 1422 - 1426 sqft



Ground Floor

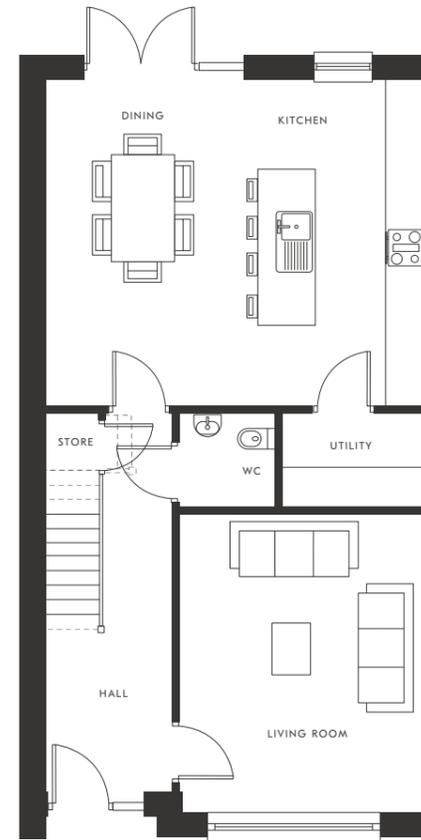


First Floor

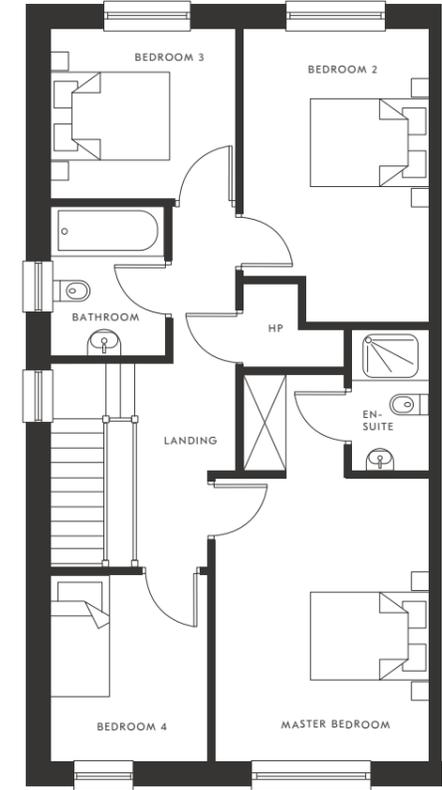
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# THE SYCAMORE

4 Bedroom Semi Detached  
134.7 sqm | 1450 sqft



Ground Floor

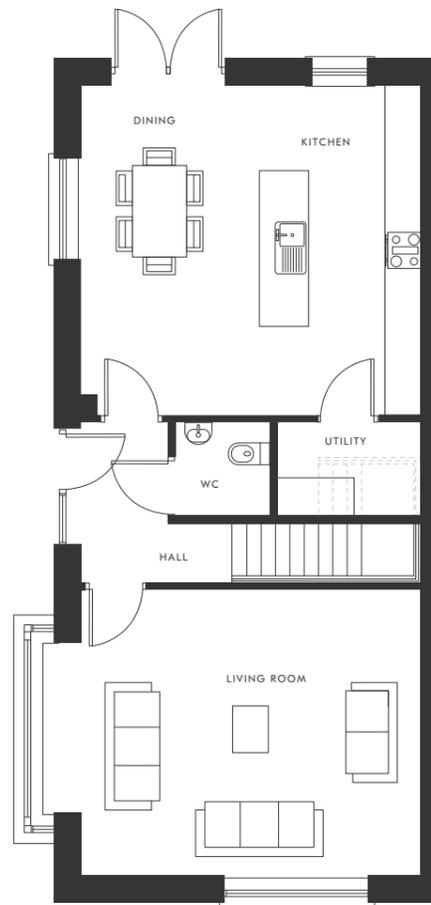


First Floor

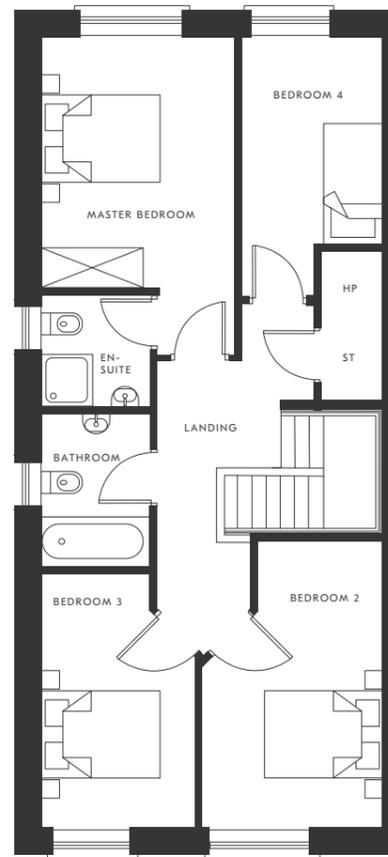
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# THE ASPEN

4 Bedroom Detached | Semi Detached  
135.1 sqm | 1454 sqft



Ground Floor

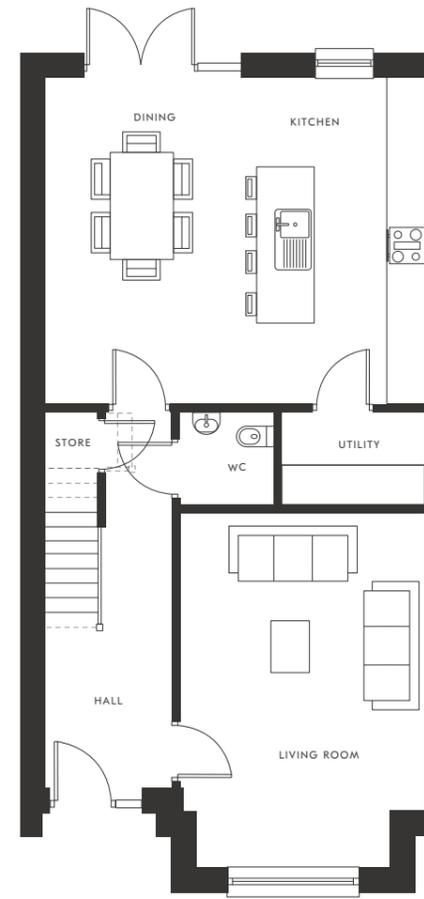


First Floor

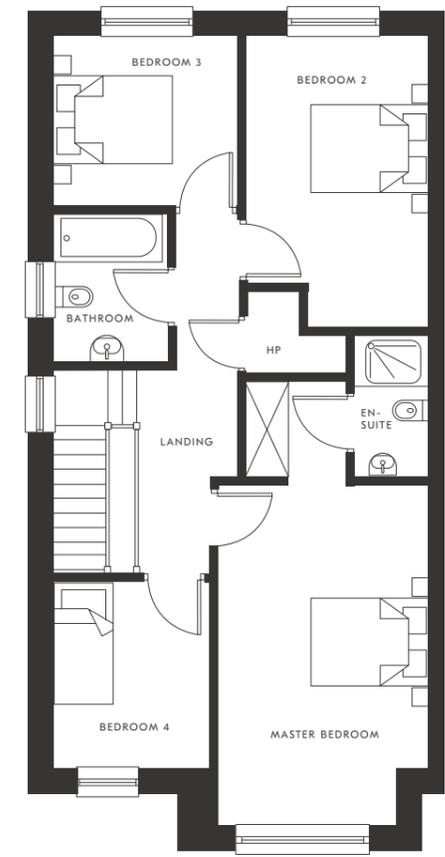
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# THE OAK

4 Bedroom Semi Detached  
140.1 sqm | 1508 sqft



Ground Floor

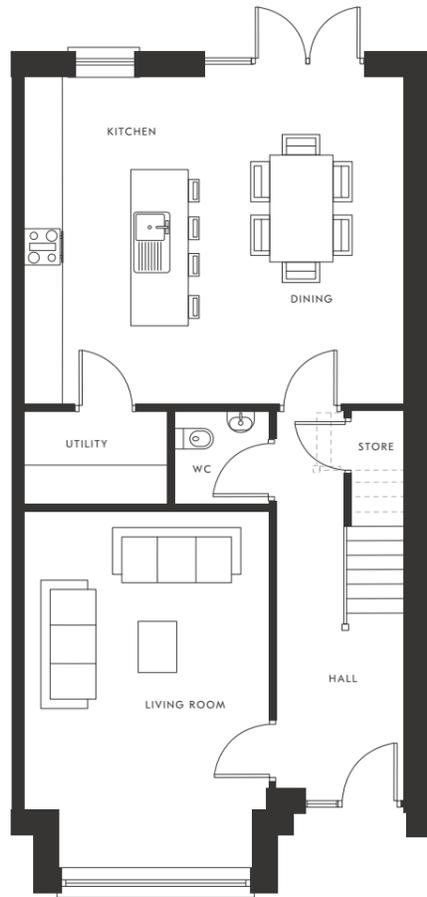


First Floor

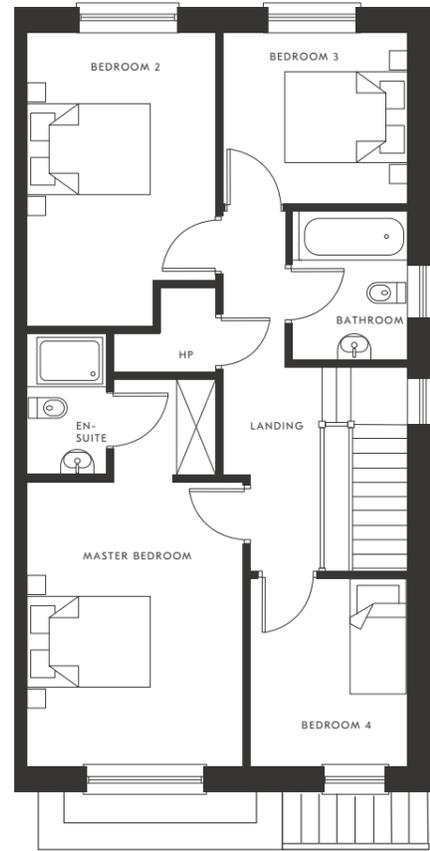
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# THE ELM

4 Bedroom Semi Detached  
134.6 - 137.4 sqm | 1449 - 1479 sqft



Ground Floor

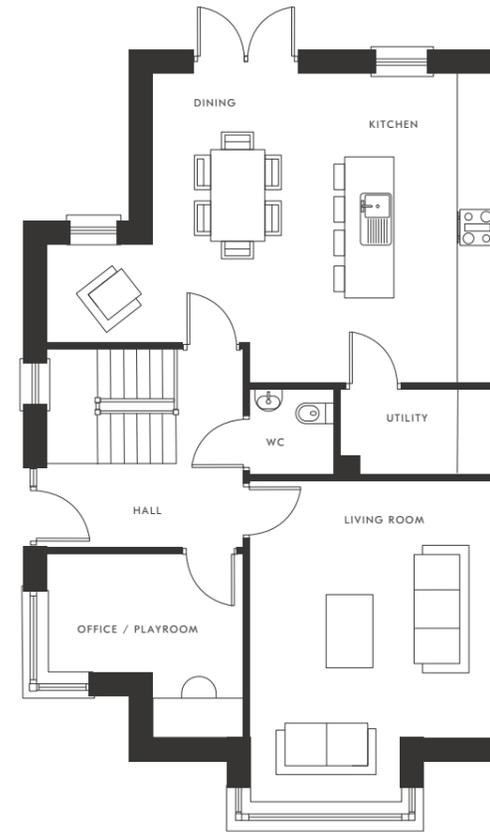


First Floor

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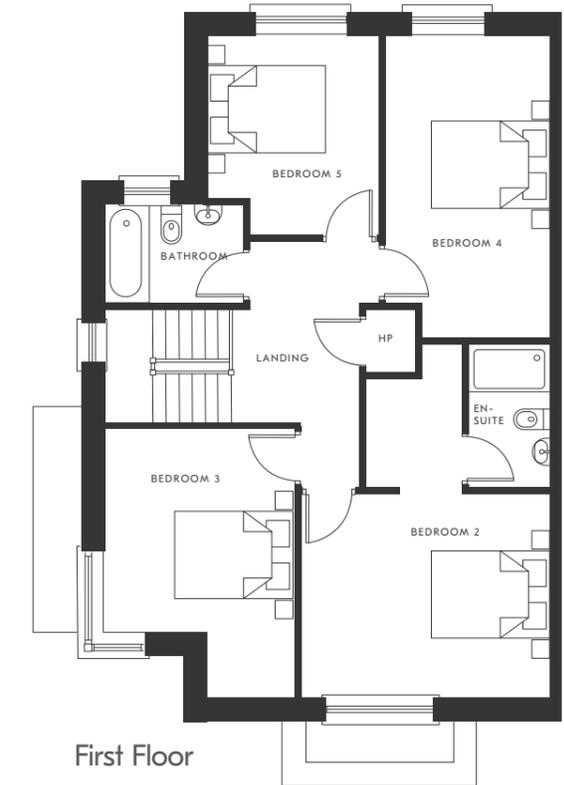
# THE ELDER

5 Bedroom Semi Detached  
211.6 sqm | 2278 sqft

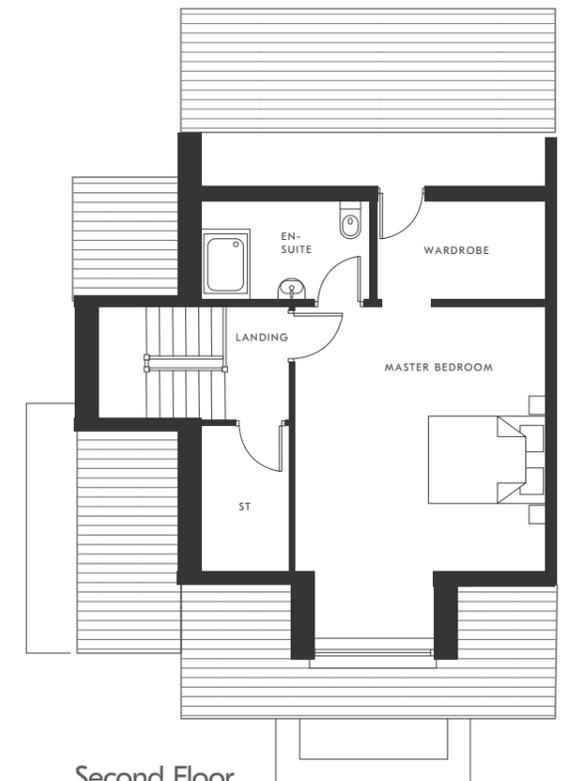


Ground Floor

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First Floor



Second Floor

# HOME OF THE NEW.

Buying a home is one of life's biggest decisions. Glenveagh strives to make your home-buying journey as simple & stress-free as possible. We build high-quality homes in flourishing communities across Ireland. We don't just build homes, we build lasting communities.



**Belin Woods**  
Newbridge, Co. Kildare



**Walkers Gate**  
Kildare Town, Co. Kildare



**Ravens Mill**  
Rolestown, Co. Dublin



**Barnoaks**  
Citywest, Co. Dublin



**Riversend @ Effernock**  
Trim, Co. Meath

## Other developments

**Baker Hall**  
Navan, Co. Meath

**Semple Woods**  
Donabate, Co. Dublin

**Ushers Glen**  
Ashford, Co. Wicklow



## Selling Agent



PSRA: 003764  
045 832020

## Professional team

Developer, **Glenveagh Homes**  
Architect, **AKM Design**  
Solicitor, **Kane Tuohy**

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**[glenveagh.ie](http://glenveagh.ie)**