



Monasterevin is situated 63 km from Dublin (35 mins to M50 (Ballymount)) and is well connected by rail, with trains from Dublin to the southwest (Cork, Limerick, and Tralee) and west (Galway and Mayo) all serving the town. Newbridge is 16km and Portlaoise 21km away. Monasterevin is also on the canal network of Ireland, linking the Grand Canal and the River Barrow. There are good shopping facilities in the Town for everyday needs; Kildare Village Outlet is within 10km and the WhiteWater Shopping Centre 16km. There is a walkway from Ferns Bridge to Monasterevin Train Station.



REA Brophy Farrell  
Main Street  
Newbridge  
Co. Kildare  
045 431327

REA Brophy Farrell  
2 Railway Terrace,  
Dublin Road,  
Naas, Co. Kildare  
045 883748



**Developer:**  
Masonbrook Holdings Limited  
Four Corners, Johnstown, Naas,  
Co. Kildare

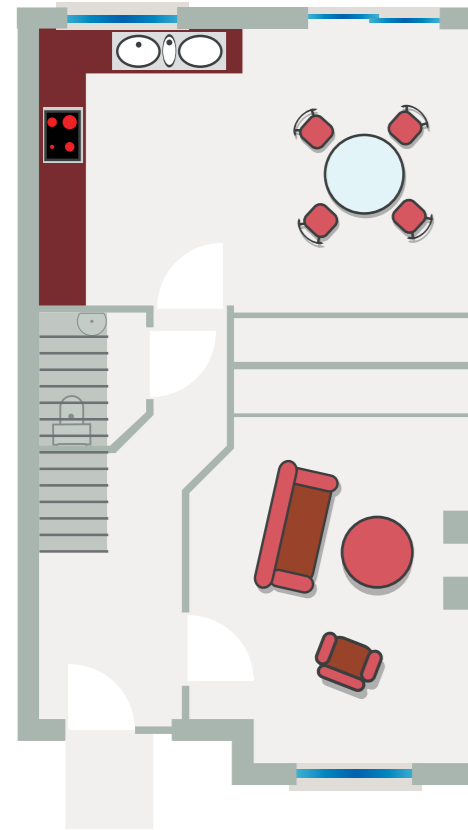
**Solicitor:**  
Wilkinson & Price Solicitors  
Main Street, Naas, Co. Kildare  
045 897551

**DISCLAIMER:** These details are issued by REA BROPHY FARRELL on the understanding that all negotiations in respect of the property mentioned above are conducted through them. Every care is taken in preparing the particulars but the firm do not hold themselves responsible for an inaccuracy in the Particulars and Terms of the property referred to or for any expense that may be incurred in visiting same should it prove unsuitable or to have been let sold or withdrawn.

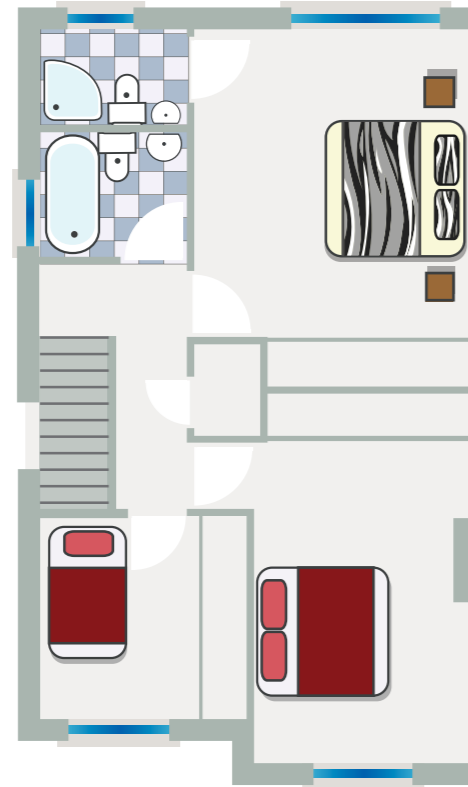


FOURTEEN 'A' RATED  
3 BED SEMI-DETACHED





Ground Floor



First Floor

*Now available: 'A' rated three bedroom semi-detached homes.*

*Stunning energy efficient homes constructed to the highest standards offering (c.1240sqft) over two levels with an option to additional space with an attic conversion (c.1600 sqft).*

- Internal Finishes:** Walls, ceilings & all timberwork are painted throughout including stair balustrade & handrail.
- Windows:** High performance "Future Proof" double glazed windows.
- Wardrobes:** Generous bedroom wardrobes are supplied and fitted in each of the three bedrooms.
- Living Room** Fireplace and 5kw stove as standard. All wooden floors hall/living room as standard
- Bathrooms:** Well-proportioned bathrooms and ensuite are fitted with high quality sanitary ware. Tiling as standard
- Kitchens:** Contemporary kitchens supplied and fitted with appliances. Floor & splashback tiling as standard.
- Electrical:** All kitchen appliances as standard. Generous supply of light and power points. Contemporary switches and sockets. Each house is wired and ready for connection of T.V., telephone and broadband.

**Heating and Hot Water:** The "A" rated condensing boiler central heating system combined with solar panels delivers high efficiency precise control to each home. There is a solar system fitted which has a high efficiency output devised to utilise solar energy and produce hot water which is stored for use throughout the day and night.

**Guarantee:** Each Masonbrook Holdings home is covered by the 10 year Home Bond Scheme.

**Gardens:** Each home will have a levelled and seeded lawn to the front and rear with a double driveway and attractive railing & laurel hedging.

**Security:** Each home is wired for intruder alarm.

- \*\* Tiling – as standard
- \*\* Flooring – as standard
- \*\* Stove in living room - as standard
- \*\* Kitchen appliances – as standard



*Ferns Bridge*  
MONASTEREVIN

