

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.

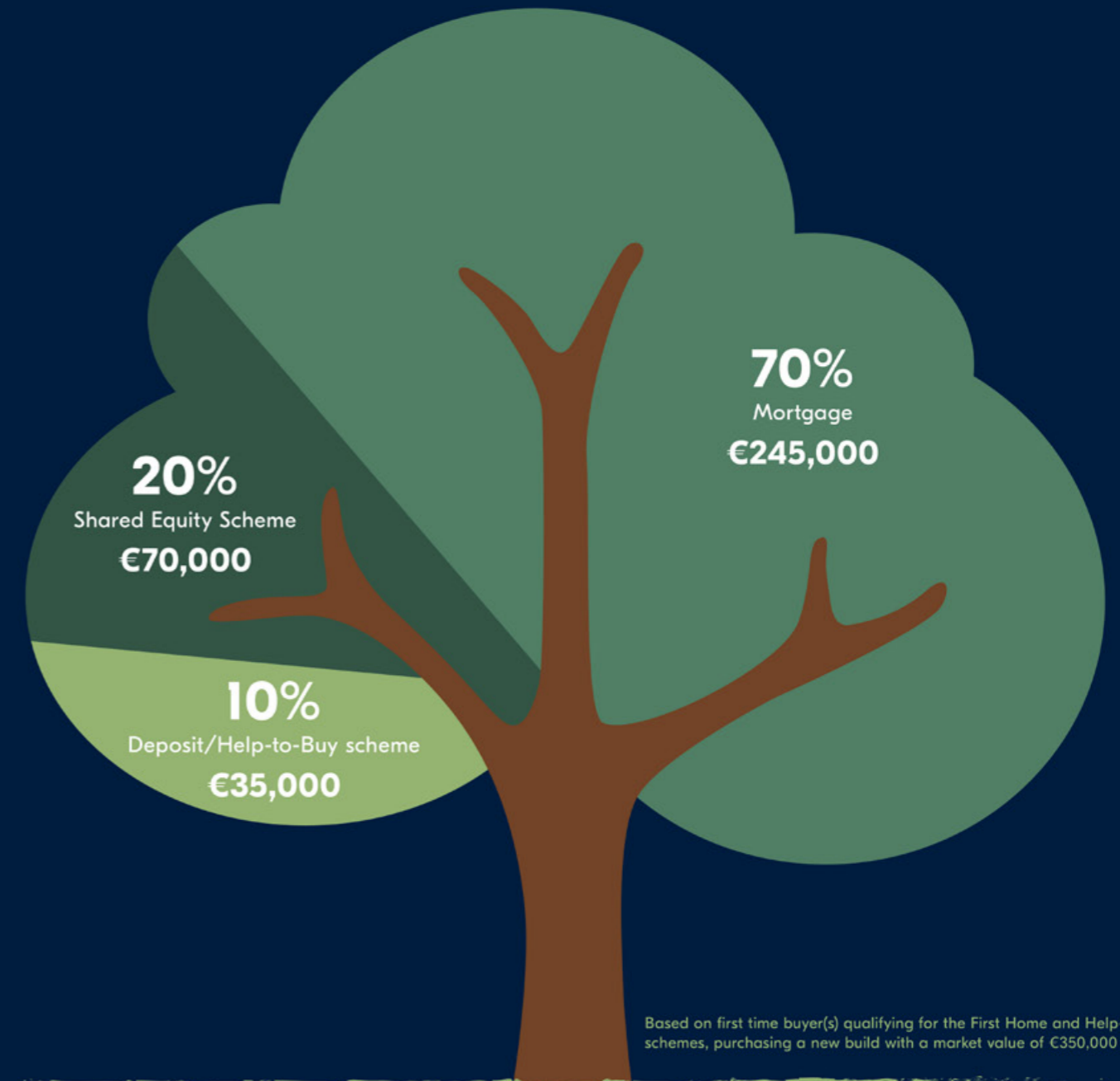
All homes are energy efficient with a minimum A-rating on the BER scale with high standards of insulation and air tightness in all our properties.

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?



Based on first time buyer(s) qualifying for the First Home and Help-to-Buy schemes, purchasing a new build with a market value of €350,000

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 Nurney

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

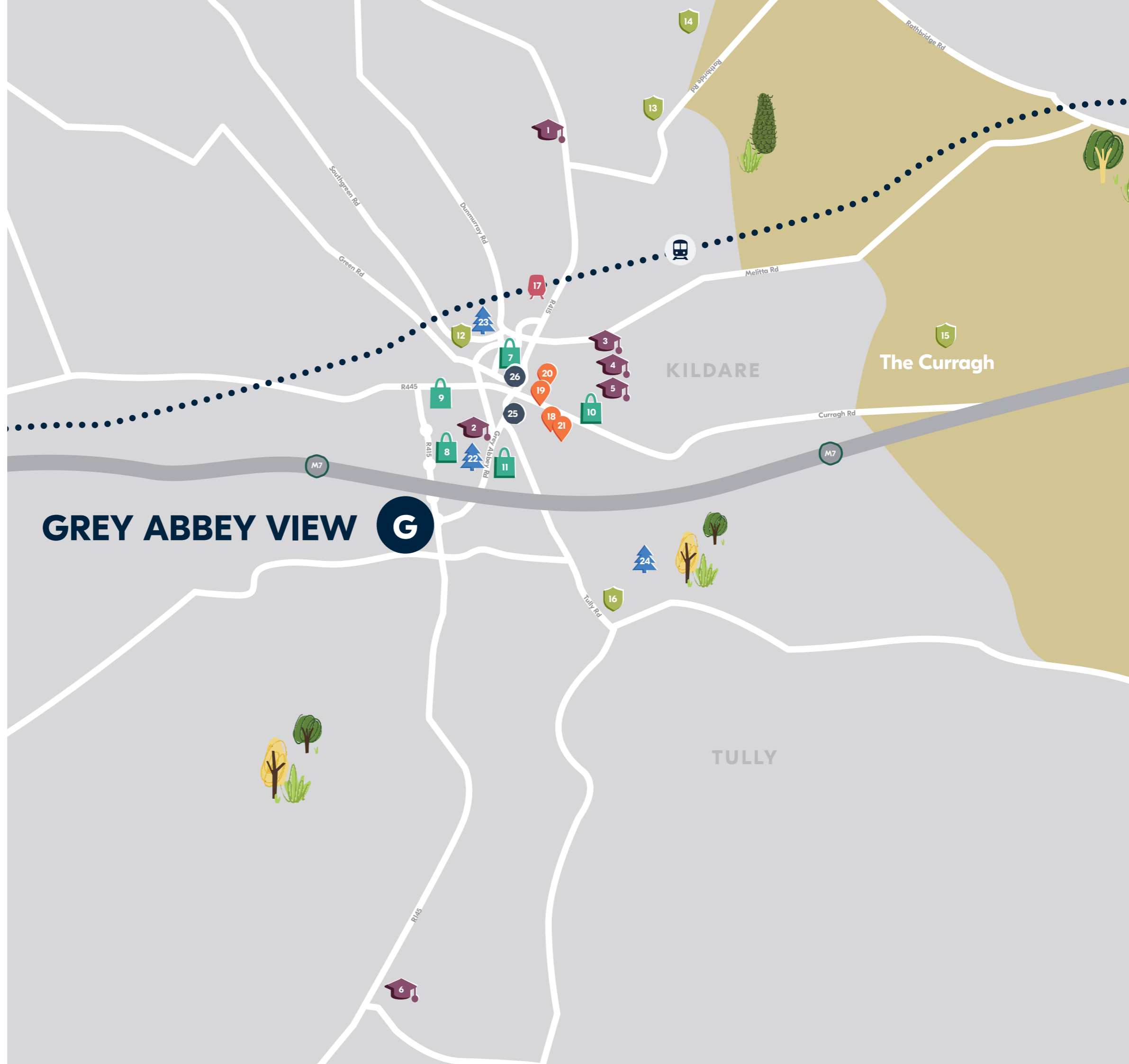
- 18 Kildare House Hotel
- 19 Silken Thomas
- 20 Chapter 16
- 21 The Gallops Restaurant & Bar

Parks

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

Churches

- 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 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 where applicable.

Kitchens

- 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.

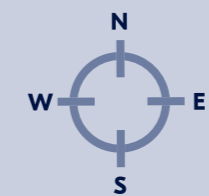
Energy Efficiency

- 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



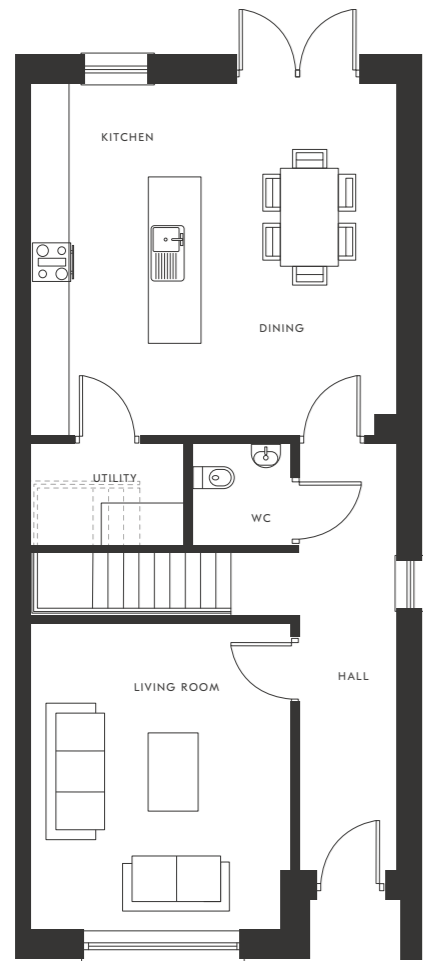
Ground Floor

First Floor

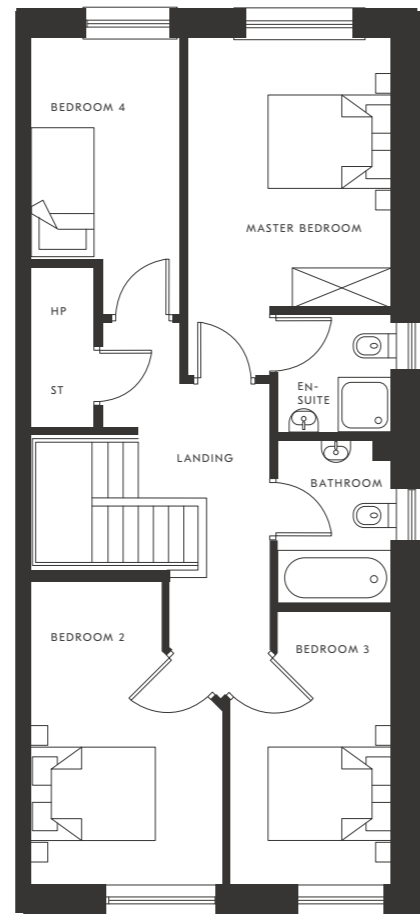
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THE ASH

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



Ground Floor

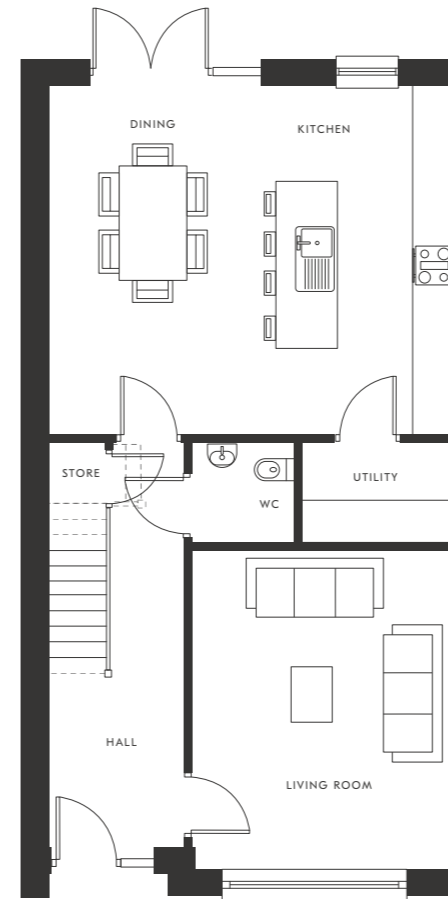


First Floor

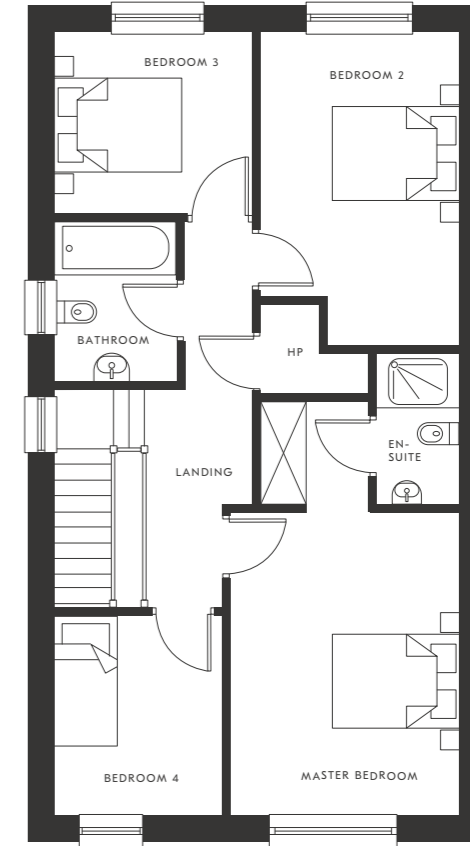
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THE SYCAMORE

4 Bedroom Semi Detached
134.7 sqm | 1450 sqft



Ground Floor

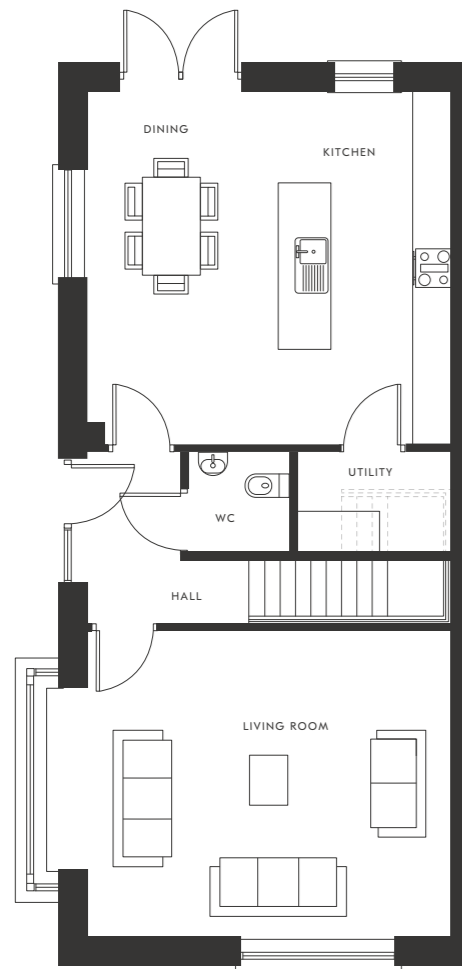


First Floor

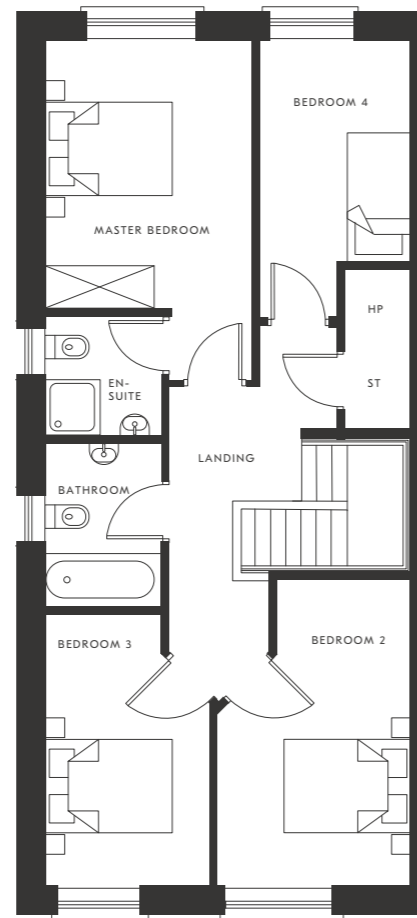
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THE ASPEN

4 Bedroom Detached | Semi Detached
135.1 sqm | 1454 sqft



Ground Floor

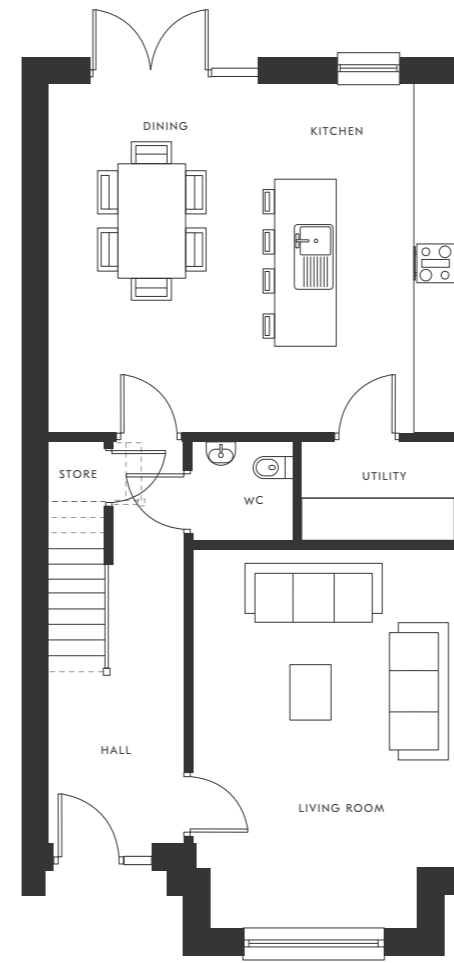


First Floor

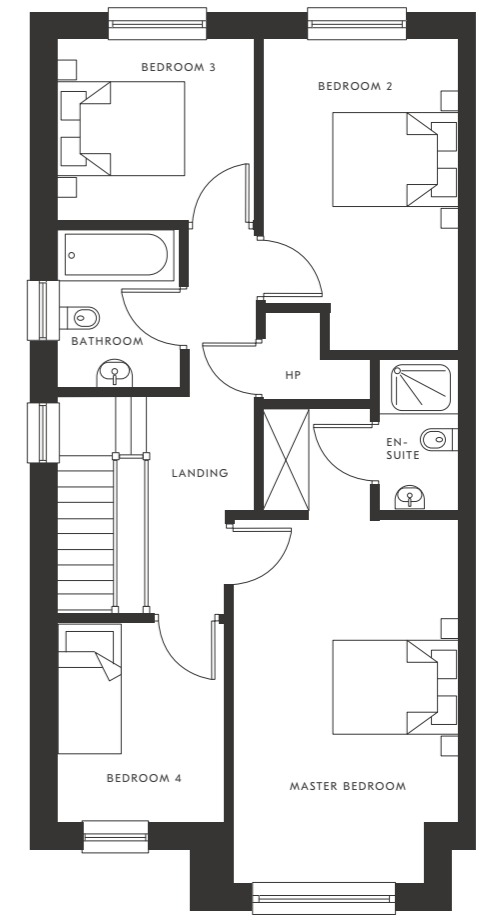
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THE OAK

4 Bedroom Semi Detached
140.1 sqm | 1508 sqft



Ground Floor

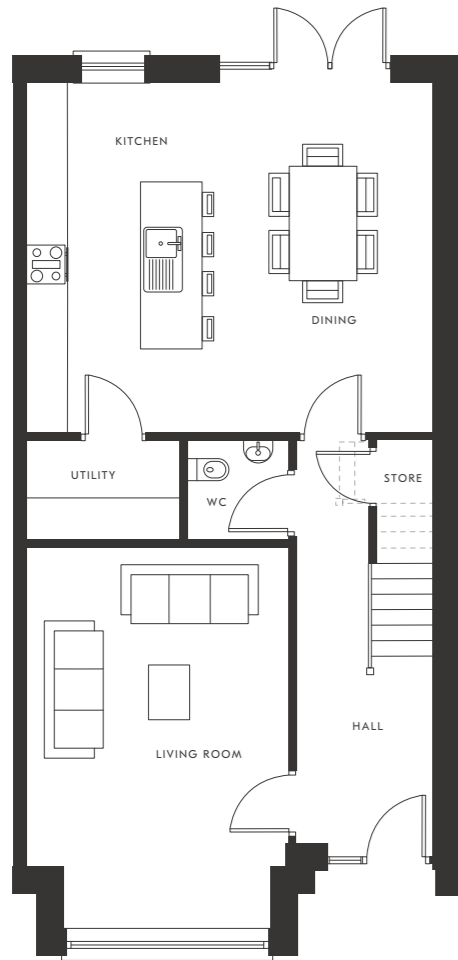


First Floor

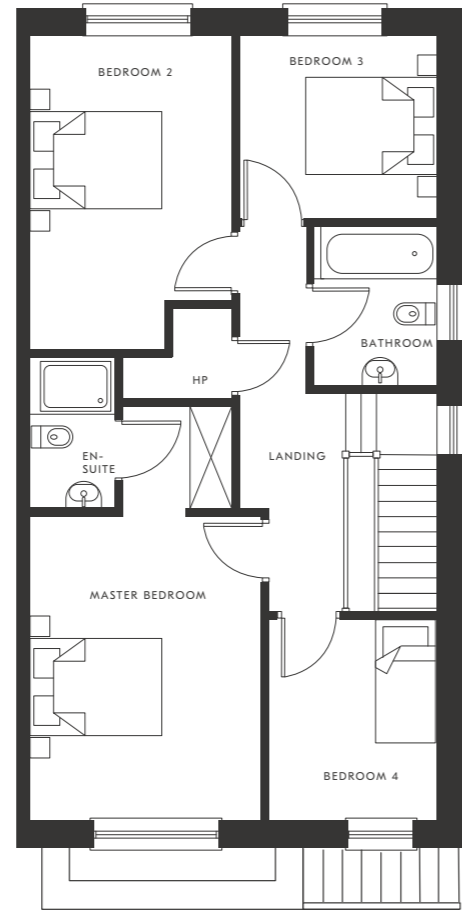
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THE ELM

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



Ground Floor

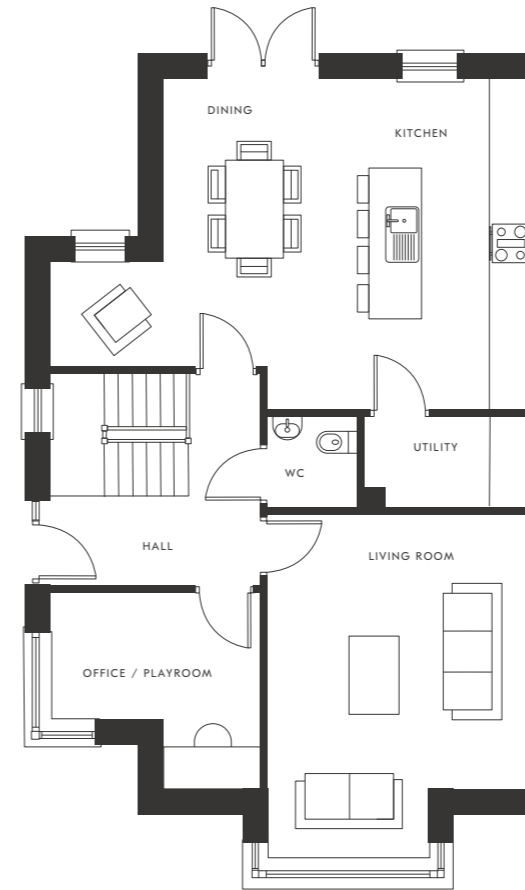


First Floor

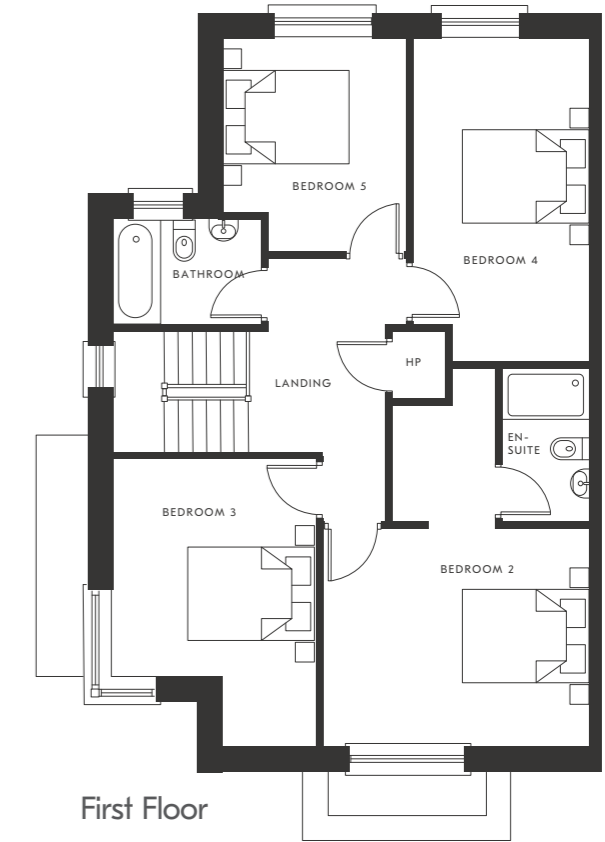
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THE ELDER

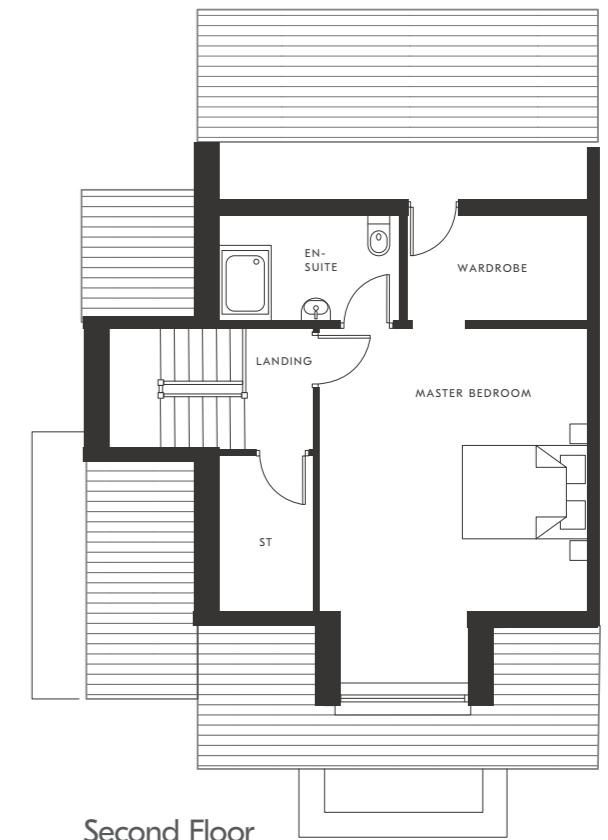
5 Bedroom Semi Detached
211.6 sqm | 2278 sqft



Ground Floor



First Floor



Second Floor

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LOVE COMMUNITIES THAT GROW TOGETHER. LIVE GLENVEAGH.

There's nothing quite like that feeling of home. We know how important it is to you and your family. That's why our homes are built with comfort, efficiency, and more importantly future generations in mind, to ensure that this sense of place will last lifetimes.

Discover more Glenveagh developments



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



Baker Hall
Navan, Co. Meath



Selling Agent



PSRA: 003764
045 832020

Professional team

Developer, **Glenveagh Homes**
Design Team, **AKM Design**
Solicitor, **Mason Hayes & Curran**

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glenveagh.ie