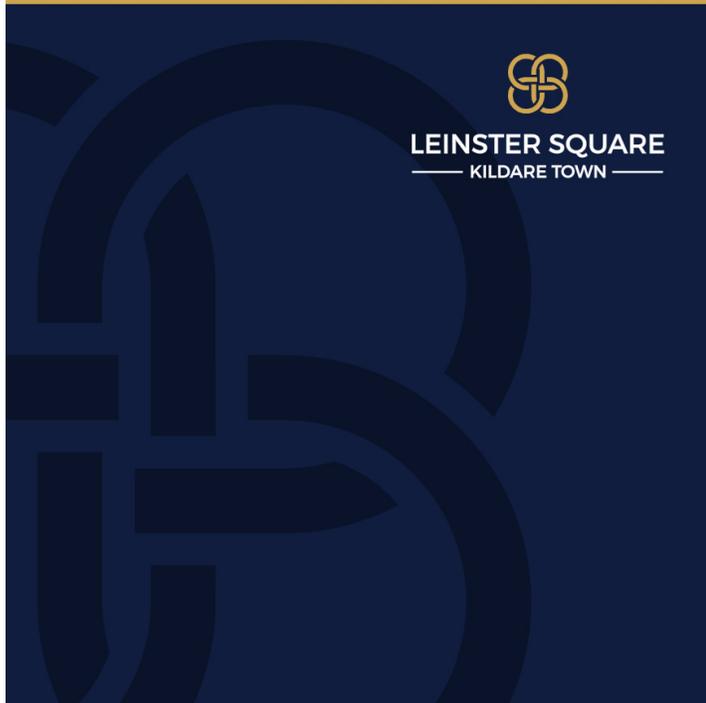




**LEINSTER SQUARE**  
KILDARE TOWN

2 & 3 Bed Family Homes





## Exclusive and Convenient

Leinster Square is an exclusive landmark development located in the heart of Kildare Village. This development features a variety of uniquely designed duplex apartments, semi-detached, detached and 3x storey town houses.

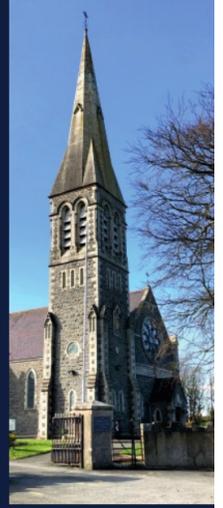
With only 37 homes this low density development offers all the advantages of town centre living while preserving the countryside lifestyle given its close proximity to a host of local amenities such as bus and rail links, schools, shops, sports amenities and the world famous Kildare Village Outlet, all of which are within walking distance of this magnificent development.

## Location

Kildare is known as the home of the Irish Bloodstock industry which is renowned the world over. The Curragh Race Course is situated only 6km away and the National Stud and the Japanese Gardens are located less than 2km from Leinster Square. Kildare Town Heritage Centre is an exciting visitor attraction only a few minutes' walk from the development and showcases lots of fascinating facts about Kildare Town, both past and present.



# Town centre living while preserving the countryside lifestyle



### 3 Bed Townhouse

Total Floor Area: 125 m<sup>2</sup> (1345 Sq.Ft) approx



Second Floor



First Floor



Ground Floor



Ground Floor



First Floor

### 2 Bed Semi Detached

Total Floor Area: 101.8 m<sup>2</sup> (1096 Sq.Ft) approx

## 2 Bed Duplex

Total Floor Area: 95 m<sup>2</sup> (1022 Sq.Ft) approx

Ground Floor



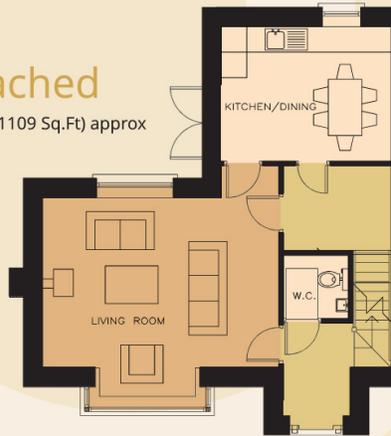
First Floor



## 3 Bed Detached

Total Floor Area: 103 m<sup>2</sup> (1109 Sq.Ft) approx

Ground Floor



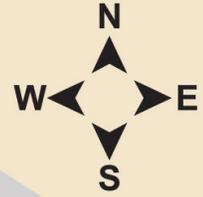
First Floor





## SPECIFICATIONS

- A rated development
- Energy efficient windows and doors throughout
- Highly efficient air to water central heating
- Generous electrical specifications
- High quality sanitary ware and fittings as standard
- Fitted kitchens and wardrobes as standard
- Wired for TV, phone and alarm
- Permit parking provided
- 10 year Homebond structural guarantee
- Management company in situ



## House Types

- 13 Type A (3 Bed Townhouse)
- 2 Type A1 (3 Bed Corner End Townhouse)
- 4 Type A2 (3 Bed End of Townhouse)
- 6 Type B (2 Bed Semi-Detached)
- 2 Type B1 (3 Bed Detached)
- 10 Type C/C1 (2 Bed Duplex Apartments)



**LEINSTER SQUARE**  
KILDARE TOWN

For illustration purposes only



# LEINSTER SQUARE

KILDARE TOWN

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

Selling Agent

**REA**

**BROPHY FARRELL**

PSRA Licence No. 001230

### Selling Agents

REA Brophy Farrell  
Main Street, Newbridge, Co.  
Kildare.  
Tel: 045 431327

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

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### Solicitor

Wilkinson & Price Solicitors, Main Street, Naas, Co. Kildare. Tel: 045 89 7551

### Booking Deposit

€5,000 (payable to REA Brophy Farrell)

### Contract Deposit

Balance of 10% payable within 21 days of contract signing, remainder on completion.

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A Development by



**MASONBROOK**  
HOLDINGS LTD

### 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 any 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.

PSRA Licence no. 001230