

**FOR SALE**

By Private Treaty

**20 The Court, Grey Abbey View, Kildare, Co. Kildare, R51 TY26**

**GUIDE PRICE: €475,000**



4



3



140 Sqm



**JORDAN** 

## EXCEPTIONAL A- RATED 4 BEDROOM SEMI-DETACHED HOME

Jordan Auctioneers are delighted to present No. 20 The Court, an exceptional A-rated four-bedroom contemporary home, finished to an outstanding standard throughout and located within this highly regarded residential development by Glenveagh Homes.

Ideally positioned to the rear of the development in a quiet cul-de-sac overlooking a green area, this impressive home enjoys a peaceful setting combined with modern convenience. The property is approached by a cobble loc driveway providing off-street parking for two cars, with an attractive brick façade, while to the rear there is a private garden laid in lawn with outdoor tap and socket, ideal for everyday family use.

Built three years ago, the property extends to approximately 140 sq.m. (c. 1,507 sq.ft.) and is presented in showhouse condition throughout. Features include herringbone flooring, double glazed windows, air-to-water heat pump system, solar panels and a stylish modern kitchen with island unit and quartz worktops along with integrated appliances and French doors opening to rear garden allowing for extra natural light, all contributing to a highly energy-efficient and contemporary home.

Upon entering, a welcoming entrance hall with laminate flooring leads to a bright and spacious sitting room, ideal for relaxation. To the rear of the property is an impressive open-plan kitchen / dining area, featuring herringbone flooring, a contemporary fitted kitchen with quartz worktops, island unit and integrated appliances, together with French doors opening to the rear garden, allowing for excellent natural light. The ground floor accommodation is completed by a utility room and guest WC.

Upstairs, there are four generously proportioned bedrooms, including a main bedroom with ensuite, together with a family bathroom, providing flexible accommodation suitable for modern family living or home working.

The property is ideally located just off Junction 13 of the M7 Motorway, adjacent to the renowned Kildare Village Outlet Shopping Centre, offering designer shopping at discounted prices. Kildare Town Centre is also within easy reach and provides an excellent range of restaurants, cafés and everyday shopping facilities, including Tesco, Lidl and Aldi.

The area benefits from excellent transport links, with bus services available from Kildare Village (approximately 1 km away), direct access to the M7 Motorway (approximately 750 metres) and a regular commuter rail service from Kildare Train Station (approximately 2 km), providing direct access to Heuston Station and Grand Canal Dock. The property is located approximately 45 km south-west of the M50.

A wide range of local attractions and recreational amenities are available nearby, including the Irish National Stud and Japanese Gardens, together with the renowned Curragh Plains, extending to approximately 4,500 acres of open parkland, ideal for walking, running and cycling. Sporting facilities in the area include GAA, rugby, soccer, athletics, gyms, golf and horse riding, along with world-class racing at The Curragh, Naas and Punchestown.



## Accommodation

**Entrance Hall (19.36ft x 6.56ft) 5.90m x 2.00m**  
with laminate floor and cloak closet.

**Sitting Room (18.04ft x 12.63ft) 5.50m x 3.85m**

**Guest WC**  
w.c., w.h.b., tiled floor.

**Kitchen/Dining Room (19.52ft x 16.57ft) 5.95m x 5.05m**  
with herringbone floor, recessed lights, modern fitted kitchen with built-in ground and eye level presses, island unit, Quartz worktops, integrated dishwasher, Bosch electric double oven, Electrolux integrated fridge/freezer, extractor, sink unit and French doors leading to rear garden.

**Utility Room**  
herringbone floor, plumbed, press and worktop.

### First Floor

**Bedroom 1 (22.64ft x 10.99ft) 6.90m x 3.35m**  
including ensuite and built-in wardrobes.

**En-suite**  
heated towel rail, w.c., w.h.b., double shower, tiled floor and shower.

**Bedroom 2 (15.09ft x 9.61ft) 4.60m x 2.93m**

**Bedroom 3 (9.51ft x 8.69ft) 2.90m x 2.65m**

**Bedroom 4 (9.51ft x 8.04ft) 2.90m x 2.45m**

**Store Room**  
with hotpress.

**Bathroom**  
w.c., pedestal w.h.b., bath with shower attachment, heated towel rail, tiled floor and surround

**Attic Space**  
folding attic stairs, partly floored with light



## Features

- Cobble loc driveway for 2 cars
- Solar panels
- Air to water heating system
- Energy efficient A-Rating
- Modern fitted kitchen with island unit, Quartz worktops and integrated appliances
- c. 140 sq.m. (c. 1,507 sq.ft.) of accommodation
- Sought-after modern development
- Easy access to M7, bus route and train service
- Adjacent to Kildare Retail Outlet Village

## Inclusions

Carpets, blinds, oven, hob, extractor, integrated fridge/freezer, integrated dishwasher.

## Outside

Approached by a cobble loc drive for 2 cars to front, side access with gate leading to rear garden in lawn with outside tap and electric socket.

## Services

Mains water, mains drainage, refuse collection, electricity, air to water heat pump system, solar panels

## Negotiator | Liam Hargaden

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## Viewings

Strictly by prior appointment only



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