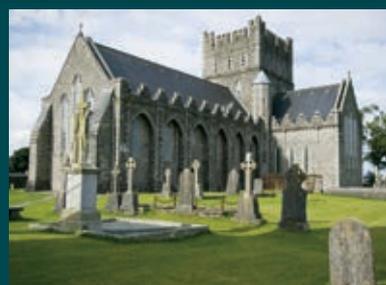




# CLOGHGARRETT ABBNEY

KILDARE TOWN



MAKE IT YOUR HOME





## AMENITIES

Kildare Town is in the heart of the Bloodstock Industry with the Curragh, Naas and Punchestown racecourses all nearby for the racing enthusiast. There is an abundance of recreational and leisure facilities close by with leisure centres, GAA, rugby, soccer, tennis, swimming, canoeing, horse riding, hockey all within a short drive.

There are also some fine golf courses including The K Club, Palmerstown House, Castlewarden, Naas, The Curragh, Cill Dara and Dunmurray Springs to name but a few.

Both primary and secondary schools can be found in abundance, notably; Kildare Town Community School, Kildare Educate Together, St. Brigid's Primary School and Gaelscoil Mhic Aodha.





## CLOGHGARRETT ABBAY

KILDARE TOWN

Cloghgarrett Abbey is a prestigious residential development situated in the much sought after location of Rathbride Road in Kildare Town only a short walk from the train station and town centre. Cloghgarrett Abbey was originally constructed with 47 units and this is an extension to that development which comprises 14 four bedroom semi-detached and detached homes in a nice quiet cul-de-sac setting.

Kildare town has developed into a vibrant provincial town situated just off the M7 Motorway access at Junction 13 approximately 48 kilometres southwest of Dublin with a superb selection of restaurants, pubs and such retailers as Aldi, Lidl, Tescos and the Kildare Retail Outlet Village which offers a tremendous shopping experience on your doorstep with designer shopping at discounted prices. The Curragh Plains is only 600m north of the development and also the Cill Dara Golf Club is within walking distance.

An excellent transportation network is at hand with the train station only 500m from the development with a regular commuter service to the City Centre, bus route available from the town centre and M7 Motorway access at Junction 13 with a recently upgraded three lanes providing speedy access to the M50 (30 minutes).

Garyaron Homes are well established residential builders with an emphasis on providing top quality family homes finished to a very high specification offering well proportioned light filled accommodation ideal for modern family living. These spacious architect designed homes will benefit from the highest level of craftsmanship and attention to detail producing high quality energy efficient A rated homes.

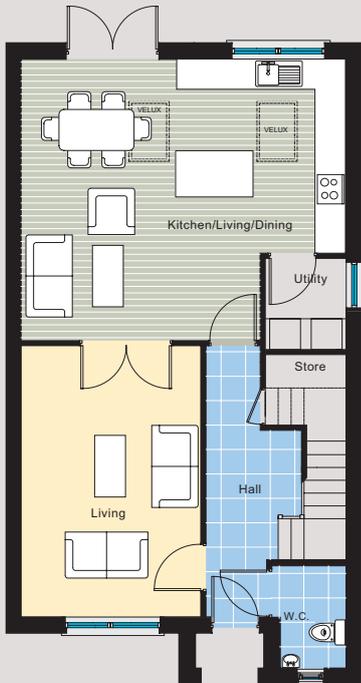
This is a great opportunity to acquire a newly constructed energy efficient home presenting a purchaser with the best of town and country with the Curragh Plains only a short walk and yet all the amenities of the town nearby. The Irish National Stud in town will give you a great taste of the Bloodstock Industry along with the world renowned Japanese Gardens.

CLOGHGARRETT ABBEY

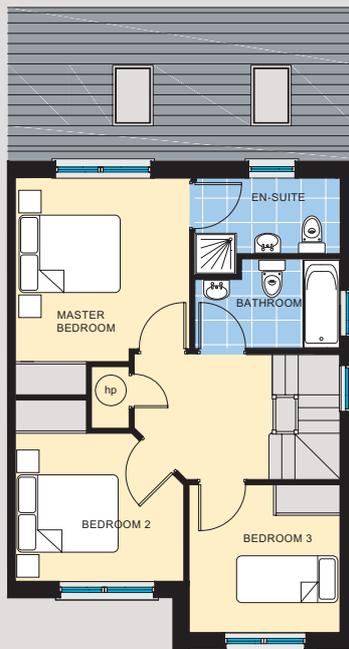


THE DERBY - 4 BEDROOM SEMI-DETACHED

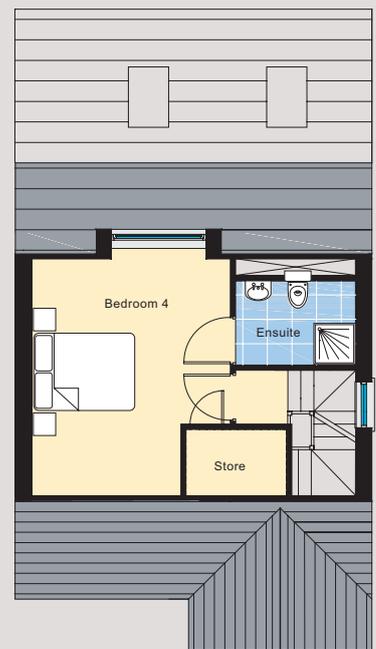
149 m<sup>2</sup> / 1605 Sq.Ft.



Ground Floor



First Floor



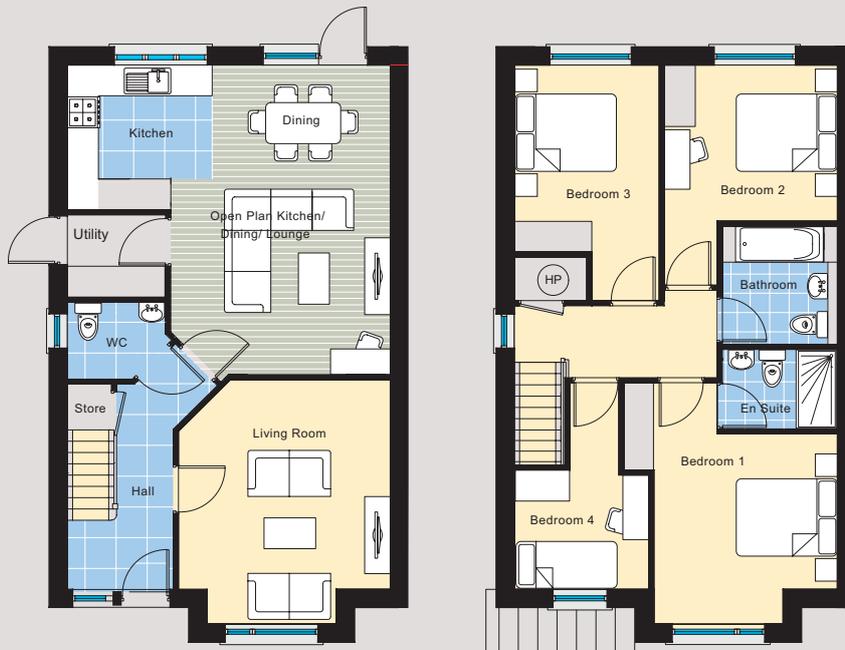
Second Floor

CLOGHGARRETT ABBEY



THE GUINEAS - 4 BEDROOM SEMI-DETACHED

130 m<sup>2</sup> / 1400 Sq.Ft.



Ground Floor

First Floor

All plans shown are approximate & may be subject to change. Artists impressions are for illustration purposes only.



THE OAKS - 4 BEDROOM DETACHED

147 m<sup>2</sup> / 1580 Sq.Ft



Ground Floor

First Floor

## CLOGHGARRETT ABBEY



### STANDARD FEATURES

<b>Construction:</b>	Timber Frame and Block.	<b>Kitchen &amp; Wardrobes:</b>	High quality fitted kitchen and wardrobes. Appliances included once contracts are signed within 28 days (oven, hob, extractor, fridge freezer, dishwasher, washing machine and dryer).
<b>Exterior:</b>	¾ red brick to front elevation.	<b>Utility:</b>	Fitted utility units.
<b>Fascia &amp; Soffit:</b>	UPVc fascia and soffit.	<b>Tiling:</b>	High quality tiling in kitchen and utility area.
<b>Wiring:</b>	Generous electrical wiring specification throughout.	<b>Bathrooms:</b>	Fitted with superior bathroom suites. Pumped shower in main bathroom, pumped shower in ensuite bathrooms, heated towel rails in bathroom and ensembles, fully tiled as per showhouse.
<b>Lighting:</b>	Recessed lighting standard on ground floor.	<b>Decor:</b>	Painting as standard throughout the house including stairs.
<b>Coving:</b>	Standard downstairs.	<b>Energy:</b>	A3 rated homes.
<b>Heating System:</b>	High efficiency air to water heat pump, constant hot water - resulting in reduced energy bills.	<b>Hotpress:</b>	200 litre dual coil water cylinder.
<b>Ceilings:</b>	Raised ceiling height on ground floor.	<b>Guarantee:</b>	Covered by Global Home Warranties 5 year guarantee.
<b>Driveway:</b>	Private Cobble Lock Driveway.		
<b>Garden:</b>	Levelled and seeded with outside tap.		
<b>Rear Boundary:</b>	Block walls.		
<b>Windows:</b>	Cream painted hardwood double glazed windows.		
<b>Cills:</b>	Granite window cills.		
<b>Alarm:</b>	Wired for security alarm.		

CLOGHGARRETT ABBEY



SALES AGENT

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 Email: info@jordancs.ie

PSRA Licence No. 001536.



DEVELOPER

Garyaron Homes Limited,  
 Merrywell Business Park,  
 Lower Ballymount Road,  
 Dublin 12.



SOLICITORS

Coughlan White,  
 Moorefield Road,  
 Newbridge,  
 Co. Kildare

BOOKING DETAILS

Booking deposit: €5,000.  
 Balance of 10% on signing  
 contracts within 28 days.  
 Remainder on completion.



Disclaimer:

These particulars and any accompanying documentation are set out as a general outline only and do not constitute any part of an offer and are issued strictly on that basis. Measurements are approximate and drawings, maps and plans are not drawn to scale. All contents are general outlines for the guidance of intending purchasers only. The builder reserves the right to make alterations to the design, specification and layout.