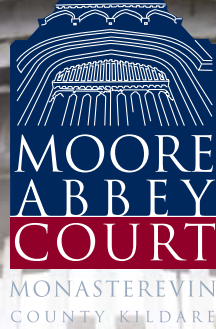


MOORE
ABBAY
COURT

MONASTEREVIN
COUNTY KILDARE

A HAVEN OF TRANQUILLITY
JUST 40 MINUTES
FROM DUBLIN CITY

3 AND 4 BEDROOM DREAM HOMES

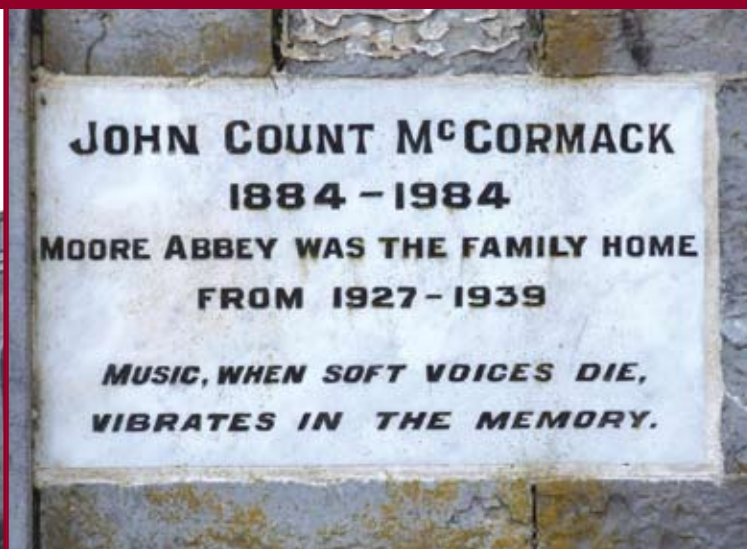


SPECIFICATIONS

- Traditional concrete block built house; concrete build is better build.
- 10 year structural guarantee.
- Central heating.
- Impressive fitted kitchens - or allowance as per house type.
- Quality fitted wardrobes - each house type different.
- Fully painted throughout - standard magnolia.
- Recessed lighting in kitchen.
- Generous electrical specification.
- T.V. point in living room and main bedroom.
- Telephone point in the kitchen, hallway and master bedroom (study where applicable).
- PVC double glazed windows.
- First fix for intruder alarm.
- Quality bathroom suites.
- En-suite in master bedroom.
- Guest WC.
- Seeded front garden.
- Professionally landscaped green areas.
- 3 point central locking system to hardwood front door.
- Brick finish to front and sides - each house type different colour brick.
- Regency doors with standard fittings.
- Smoke detectors.

BOOKING ARRANGEMENTS

- €3,000 booking deposit to auctioneer with solicitors details.
- Contracts and balance of 10% of purchase price within four weeks.
- Balance of monies on completion.





Monasterevin, situated on the River Barrow near the borders of Co. Kildare and Laois, derives its name from the monastery founded there in the sixth century, St Eimhin (Evin). The town is not short of charm and character with Georgian houses, picturesque bridges and canal walks, it has a colourful and interesting history providing a relaxed and quiet environment to suit everyone. An example of the appeal of Monasterevin is the Canal Festival which attracts visitors from near and far with plenty of entertainment for children and families to enjoy.

The eighteenth century saw the rise of Monasterevin as the “Venice of Ireland” with extensive town planning and the construction of numerous bridges. The growth of the local distilling industry was facilitated by the arrival of The Grand Canal in 1786. The nineteenth century saw further improvement to the town infrastructure with the arrival of the railway and in 1826 the construction of the canal aqueduct. Famous names associated with Monasterevin include the poet Gerard Manley Hopkins who made numerous visits to the town and the world famous tenor Count John McCormack who took up residency in Moore Abbey in 1927.

Today, Monasterevin is an up and coming town with a lot to offer the prospective home owner. Centrally located just off the M7 and only 62 km (39 miles) from Dublin, 14 km (9 miles) from Newbridge and 21 km (13 miles) from Portlaoise, it is well integrated into Ireland’s modern transport system. There are excellent rail and bus services, the recently opened railway station offers a fifty minute connection to Heuston Station.

There is excellent local shopping and also in nearby Kildare and Newbridge with the new Whitewater Shopping Centre, which is the largest shopping complex outside Dublin. There are many sporting activities in the area, including angling, G.A.A, rugby, soccer, boating and shooting. The golf enthusiast is catered for with many superb golf clubs nearby including the Heritage Golf and County Club in Killenard and the world renowned K Club at Straffan, home of the 2006 Ryder Cup. Co. Kildare is the home of Ireland’s famous and hugely successful bloodstock industry with some of the worlds top stud farms in the vicinity of the Curragh Plains. Monasterevin is also next door to National racecourses The Curragh, Punchestown and Naas.

Developers **Aston Homes**

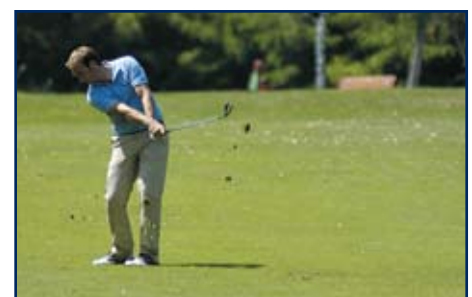
Solicitors Coughlan, White & O’Toole
Moorefield Road, Newbridge, Co. Kildare.

Auctioneers Moran Auctioneers
Lyster Square, Portlaoise.
Tel: 057 8621379

Note: The particulars contained in this document were prepared from preliminary plans and specifications and are intended only as a guide as final finishes may vary. The particulars do not form part of any offer or contract and should not be relied upon as statements or representation of facts. Any areas, measurements or distances are approximate. Text, photographs, plans and site plans are for guideline only, are not necessarily comprehensive and may be subject to change.



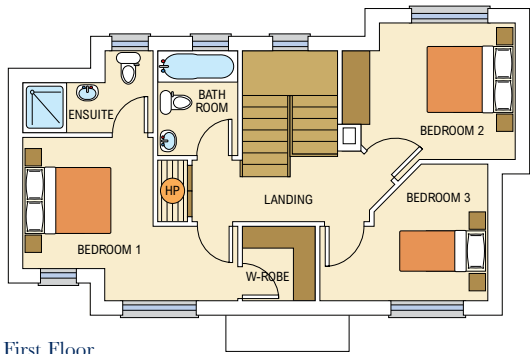
WAKE UP TO LUXURY



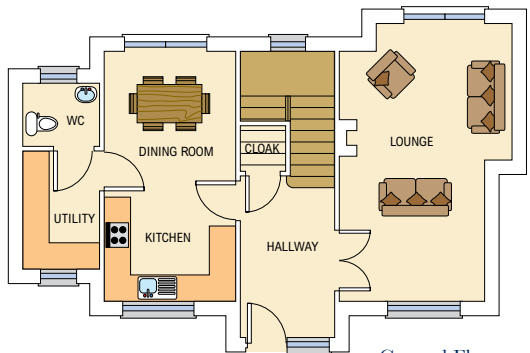


 HOUSE TYPE 2

3 BED DETACHED c. 110 SQ. M.
c. 1184 SQ. FT.



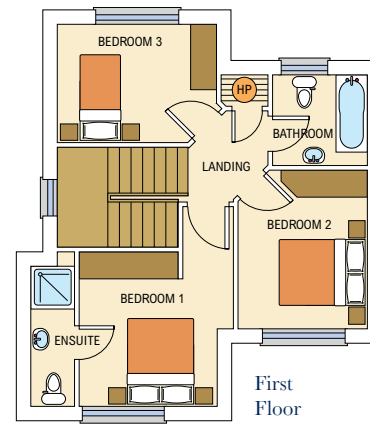
First Floor



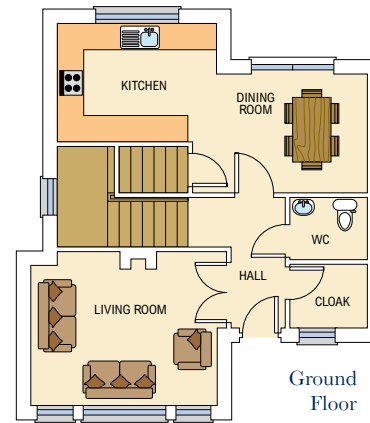
Ground Floor

HOUSE TYPE 3 

3 BED SEMI-DETACHED c. 93 SQ. M.
c. 1003 SQ. FT.



First Floor



Ground Floor

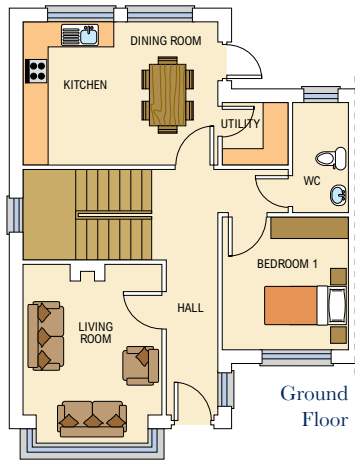
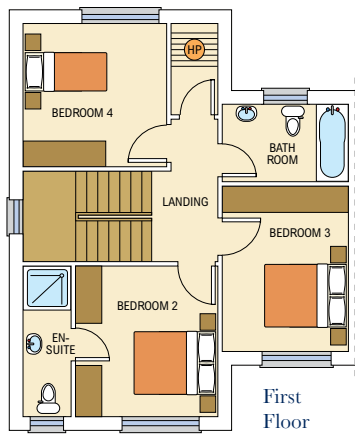
Y, STYLE AND COMFORT IN YOUR NEW HOME AT M





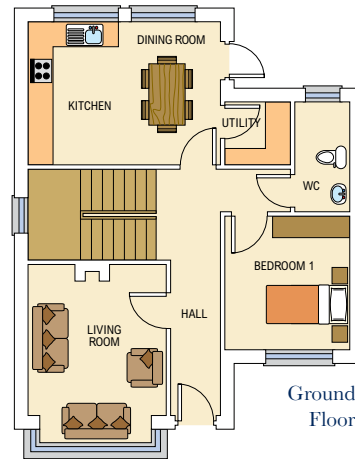
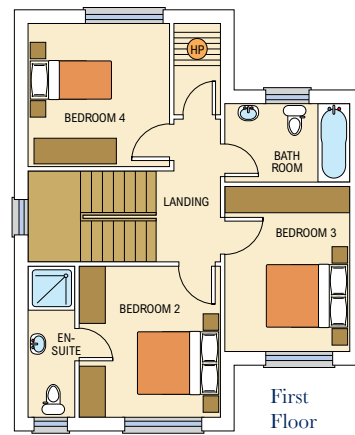
 HOUSE TYPE 5

4 BED SEMI-DETACHED c. 111 SQ. M.
c. 1193 SQ. FT.



HOUSE TYPE 6 

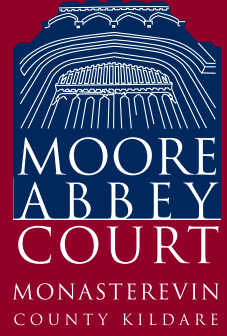
4 BED DETACHED c. 111 SQ. M.
c. 1193 SQ. FT.



MOORE ABBEY COURT.



SITE MAP



-  **TYPE 1A**
3 BED SEMI-DETACHED
-  **TYPE 1B**
4 BED SEMI-DETACHED
-  **TYPE 2**
3 BED DETACHED
-  **TYPE 3**
3 BED SEMI-DETACHED
-  **TYPE 4**
2 BED SEMI-DETACHED
-  **TYPE 5**
4 BED SEMI-DETACHED
-  **TYPE 6**
4 BED DETACHED
-  **TYPE 7**
4 BED DETACHED

LOCATION MAP



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