



Oldgrange Manor

Rathangan Road, Monasterevin,
Co. Kildare

EXCEPTIONAL 3 & 4 BEDROOM LUXURY 'A' RATED
FAMILY HOMES





THERE ARE SEVERAL MILES OF FOOTPATHS, AND
CYCLE TRACKS TO ENTICE YOU TO EXPLORE.
WHILE THE RIVER BARROW AND GRAND CANAL
ADD AN EXTRA SPARKLE TO THE SCENE.

Where River Charm Meets Modern Living

Nestled on the edge of the historic town of Monasterevin, Oldgrange Manor is an inviting new development that combines peaceful countryside surroundings with contemporary comfort. Thoughtfully designed for modern family life, these spacious homes feature bright open-plan living areas, generous bedrooms, excellent storage and high-quality finishes throughout, creating a calm and comfortable retreat at the end of a busy day.

Monasterevin, known as the “Venice of Ireland” for its network of canals and bridges, offers a relaxed small-town atmosphere with everything you need close at hand - from local shops, cafés and traditional pubs to primary and secondary schools, sports clubs and scenic river and canal walks. Excellent transport links make commuting simple, with easy access to the M7 motorway and regular rail services from Monasterevin Station to Dublin, Portlaoise and beyond.

Whether you are starting out, trading up or looking for more space in a well-connected location, Oldgrange Manor gives you the best of both worlds: a modern home in a friendly Kildare community, surrounded by nature yet perfectly placed for work, education and leisure.



House Type A1

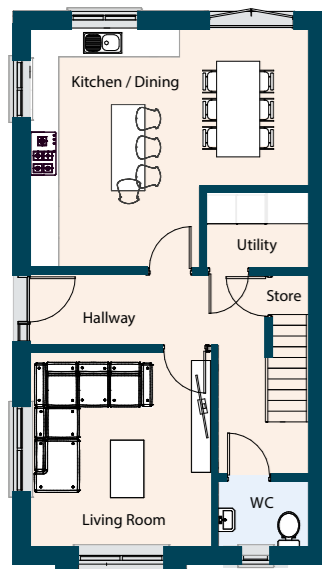
4 Bed Semi Detached, C. 127 m²

House Type B

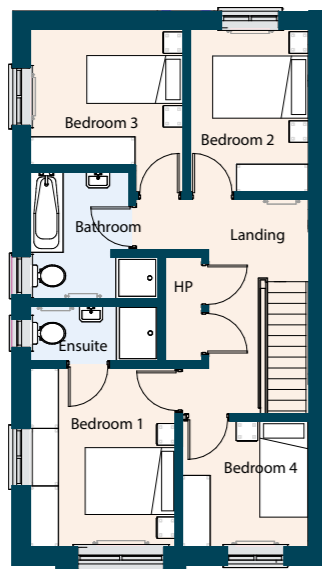
4 Bed Semi Detached, C. 127 m²

House Type C

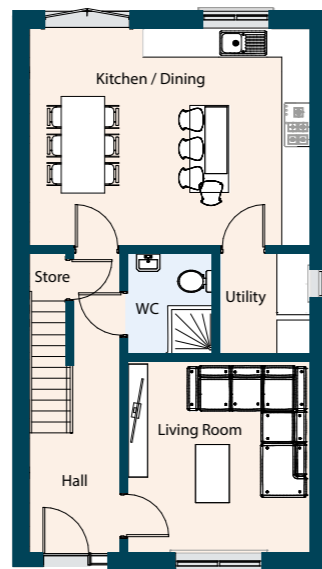
3 Bed Semi Detached, C. 114.8 m²



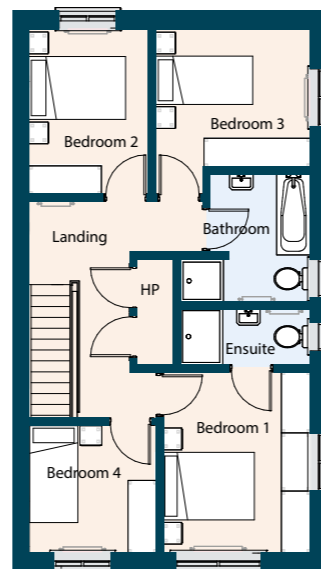
GROUND FLOOR



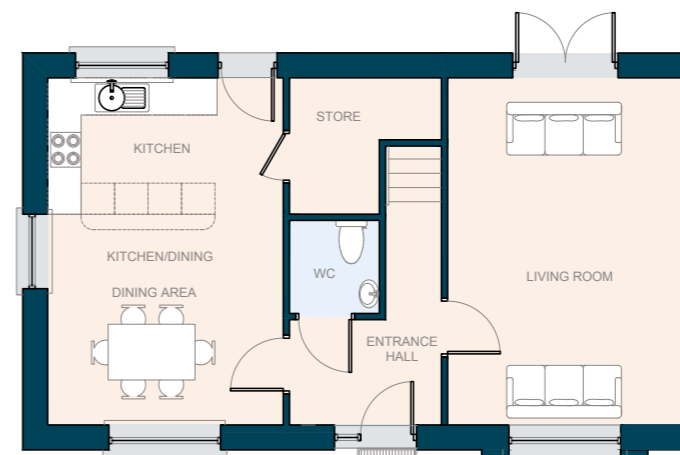
FIRST FLOOR



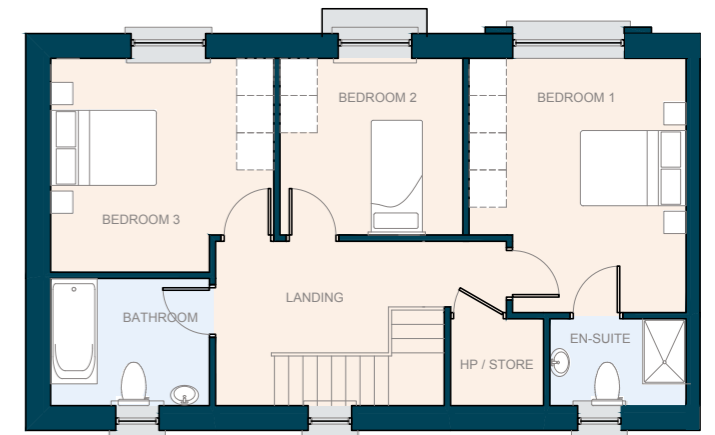
GROUND FLOOR



FIRST FLOOR



GROUND FLOOR



FIRST FLOOR



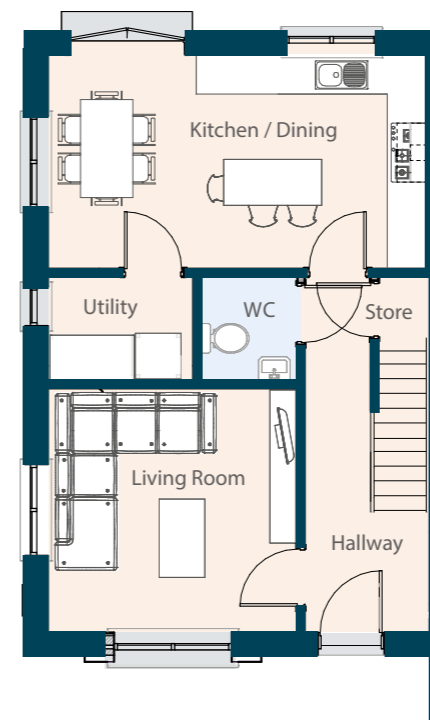
House Type D

3 Bed Detached, C. 101 m²

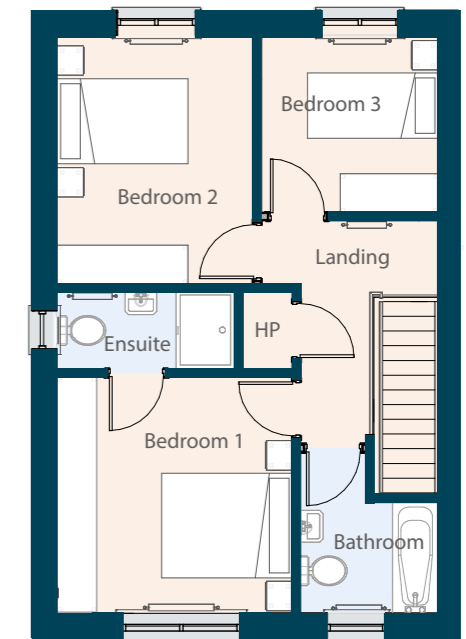


House Type G/H

3 Bed Mid/End Terraced, C.103 m²



GROUND FLOOR



FIRST FLOOR



Standard Features

CLEAN LINES AND QUALITY CRAFTSMANSHIP ENHANCE THE FUNCTIONAL LIVING SPACE AT OLDGRANGE MANOR. FINISHED TO THE HIGHEST STANDARDS, THESE HOMES ARE SURE TO IMPRESS.

INTERNAL FINISHES

- High quality flush painted doors with matching skirting board & architrave are provided
- All internal walls are painted white

WARDROBES

- Stylish 2 door wardrobe in Master Bedroom
- Generous storage provided where possible

KITCHEN

- Fully fitted kitchen

BATHROOM & ENSUITE

- Attractive bathrooms and ensuite include high quality sanitary ware, part wall and floor tiling throughout

EXTERNAL DOORS & WINDOWS

- Future proof door & double-glazed windows

EXTERNAL FEATURES

- UPVC fascias and soffits
- Houses Timber Frame

DRIVEWAY & GARDENS

- Cobble lock front drive
- Rear garden levelled & seeded
- Pillar & post fencing between rear gardens

SAFETY & SECURITY

- Smoke detectors fitted

MECHANICAL & ELECTRICAL

- Air to water heating system
- Generous lighting, power & media points provided throughout
- Provision for electric car charging point provided
- Pressurised hot and cold water provided

ENERGY EFFICIENCY

- All homes have a BER A2 rating
- Demand control ventilation system
- High levels of insulation and air tightness



Registered for the First Home Scheme and Help to Buy Grant.



Home Bond 10 year guarantee



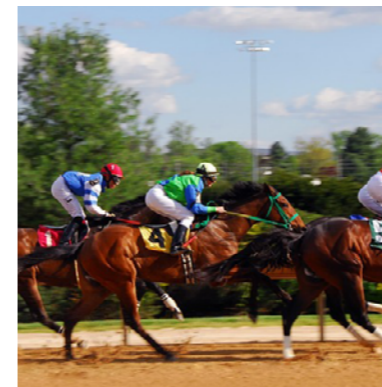
Site Layout

- TYPE A
4 Bed Semi
- TYPE A1
4 Bed Semi
- TYPE B
4 Bed Semi
- TYPE C1
3 Bed Semi
- TYPE C
3 Bed Semi
- TYPE D
3 Bed Detached
- TYPE H
2 Bed Mid-terrace
- TYPE G1
3 Bed End-terrace
- TYPE G
3 Bed Ent-terrace
- TYPE J/K
1 Bed Apartment



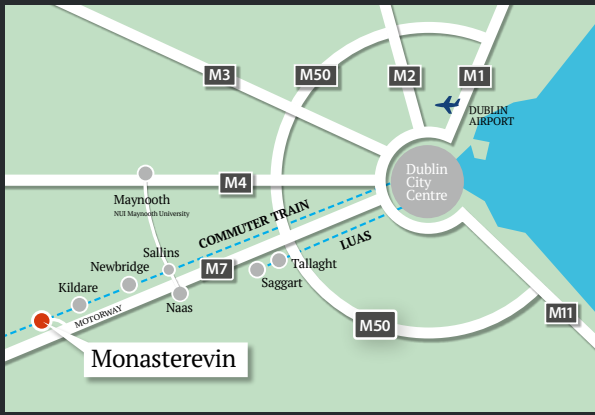
Location

THE LOCATION IS IDEALLY POSITIONED TO TAKE ADVANTAGE OF THE AREAS
UNIQUE AMENITIES AND EXCELLENT TRANSPORT LINKS



Monasterevin offers the perfect blend of small-town charm and modern convenience. The town boasts a wide range of local amenities including supermarkets, cafés, restaurants, sports clubs, and scenic walking trails along the Grand Canal. Families will appreciate the selection of nearby primary and secondary schools, as well as childcare facilities within easy reach.

Commuting is effortless, with excellent transport connections to surrounding towns and Dublin. Regular train services from Monasterevin Station, just 16 minutes walk from Oldgrange Manor, provide direct routes to Newbridge, Kildare Town, Naas, and Heuston Station in Dublin, making it ideal for professionals and commuters alike. The M7 motorway is just minutes away, ensuring quick and convenient access by road to Dublin and all major destinations.



Rathangan Road, Monasterevin,
Co. Kildare



Professional Team

SOLE SELLING AGENT



PRSA No: 001492

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DEVELOPER



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Ballyleigh, Leamlara,
Co. Cork.
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DISCLAIMER

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