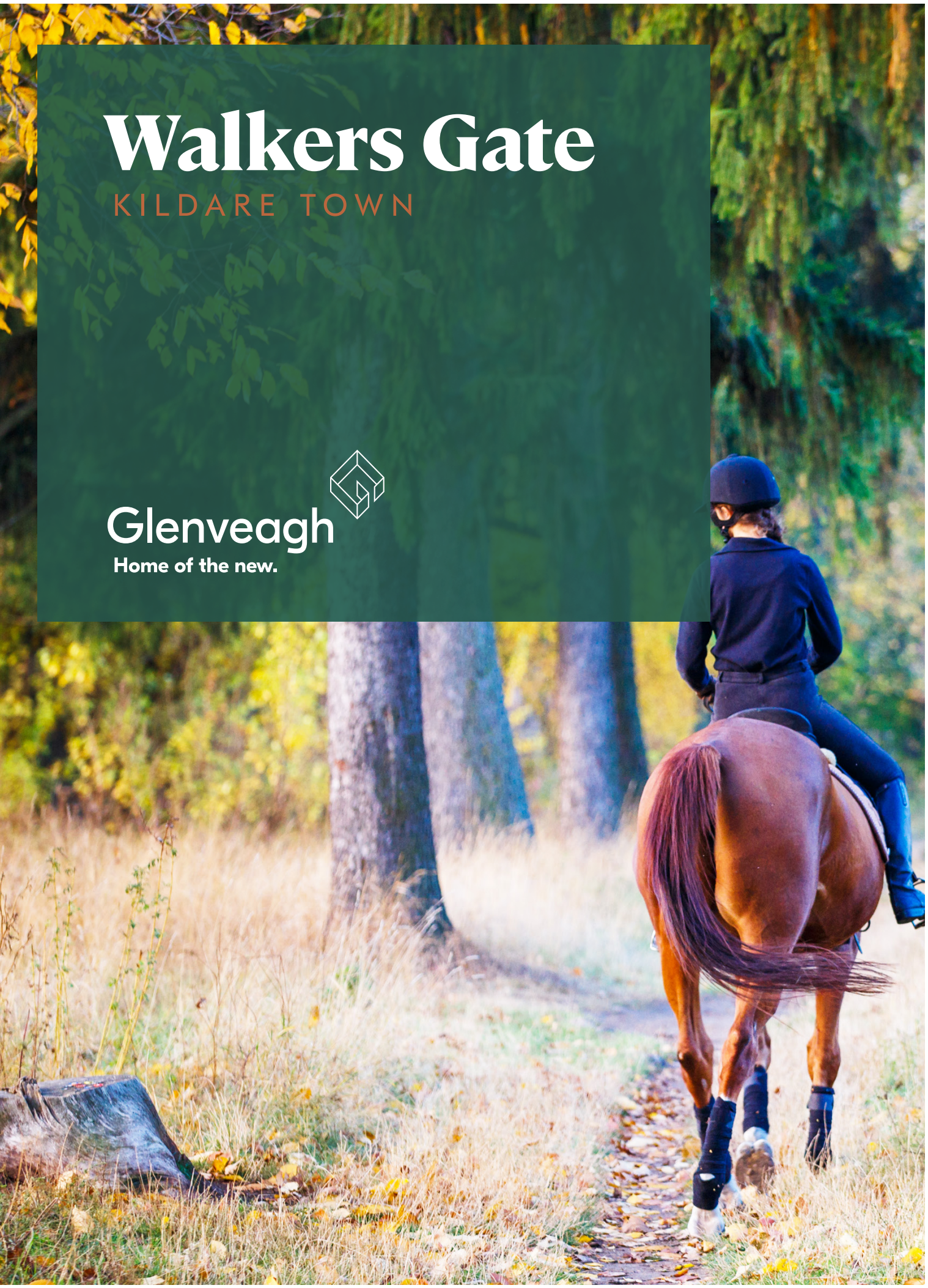


Walkers Gate

KILDARE TOWN

Glenveagh

Home of the new.

Glenveagh is pleased to introduce Walkers Gate, a beautiful development of family homes in a convenient location just outside Kildare Town. With excellent transport links on your doorstep, and excellent local amenities, Walkers Gate is a fantastic opportunity to own a high-quality family home in a growing community.

A vibrant lifestyle in a scenic location

Development featured: Barnhall Meadows, Leixlip

Thoughtful design for family living

Our bright, open-plan homes are finished to the highest possible standard. Designed to suit a variety of lifestyles, each home has its own unique personality and features.

Stylish family homes.

Whether you want space for the kids to play or more room to entertain friends, our fantastic range of homes offers all the flexibility you will need. Our designers' factor in real furniture sizes into each home's layout to make furnishing an easier process.

All homes are energy efficient with a minimum A-rating on the BER scale with the highest standards of insulation and air tightness in all our properties.

Glenveagh's dedicated Quality Team apply rigorous quality control measures across every home.

We know that our customers love green open spaces near their home so we strive to enhance the local environment in the community so that you can love where you live inside and out.

Home Office Ready

We're installing fibre optic broadband infrastructure in every home with our partner SIRO. This ensures that your new home is Internet ready from the day you move in.

All you need to do is choose a provider.

Images representative of typical Glenveagh homes

An unparalled location

Easy access to where you need to be

Kildare town offers exceptional local amenities. In addition, transport links to Dublin are excellent. Walkers Gate is just a short drive to the M7 motorway, a quick and easy route to the M50 and to Dublin City Centre; in fact, the city centre can be reached in under an hour.

Alternatively, Kildare train station is on the main Cork-Dublin route, offering a fast commute to both major cities. Several coach services also offer convenient commuter options, while the Aircoach connects Kildare residents with Dublin Airport.

Kildare Village	3 mins
M7	4 mins
The Curragh	9 mins
Dublin City	50 mins
Dublin Airport	43 mins

Kildare Train Station	3 mins drive
	15 mins walk

Nearby Bus routes	726 | 826 | 126

Kildare is known as the equine capital of Ireland, with the historic Curragh located just a few minutes up the road. A flat open plain of almost 5,000 acres, the Curragh is home to a world-famous racecourse as well as Pollardstown Fen, an area rich in rare plants and numerous bird species. Enjoy exploring the wide open plains with the family or book a memorable day at the races. Also close to Walkers Gate is the Irish National Stud & Japanese Gardens, which includes sumptuous gardens, a horse museum and a kids' play area. Lots of woodland, a café and picnic facilities and a beautiful fairy trail will turn a simple visit into a great day out for everyone.

Enjoy an active lifestyle in Kildare's scenic landscape

Spacious living

Schools
1. Kildare Town Community School
2. St. Brigid's Primary School
3. Kildare Town Educate Together
4. Gaelscoil Mhic Aodha
5. Happy Campers Playschool

Shopping
6. Market Square
7. Kildare VIllage
8. Tesco Superstore
9. Lidl
10. Aldi

Sport / Golf
11. Round Towers GAA Club
12. Kildare Town AFC
13. Cill Dara Golf Club
14. The Curragh Racecourse
17. Irish National Stud and St. Fiachras Gardens

Train stations
18. Kildare Station

Hotels
19. Kildare House Hotel

Parks
20. Kildare Village Playground
21. Kildare Playground
22. St.Brigid's Park
23. Pollardstown Fen

Churchs
24. St. Brigid's Parish Catholic Church
25. St. Brigid's Cathedral & Round Tower

A retail location like no other

The town itself is a bustling hub of supermarkets, local stores, restaurants, cafés, bars and takeaways, while most of the major high street retail names can be found at Whitewater Shopping Centre, just a short drive away in Newbridge.

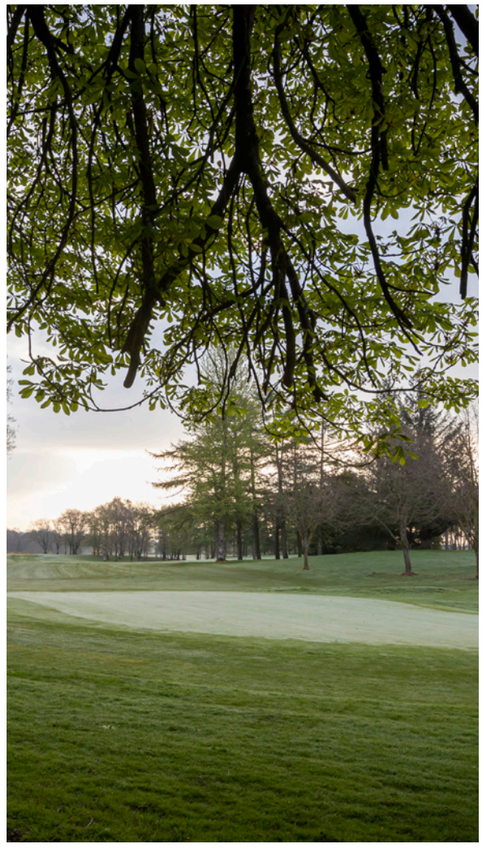
Local Area

For shoppers, Kildare is quite literally the centre of it all. Kildare Village is a renowned luxury shopping destination that offers designer fashion, accessories and other items at bargain prices. With international brands like Armani, DKNY, Jimmy Choo, Louise Kennedy and Polo Ralph Lauren, Kildare residents can access a shopping experience worthy of New York right on their doorstep.

Belmont Woods

Excellent education options for all

As you'd expect from a large town like Kildare, there are plenty of options when it comes to local schools. Primary schools in the immediate area include the highly regarded Kildare Town Educate Together and Gaelscoil Mhic Aodha, while the local secondary school is Kildare Town Community School. Kildare is also close to the major towns of Naas and Newbridge, which offer many more options at both levels. Excellent public transport links also make third-level education highly accessible for Kildare residents.



The flat plains that surround Kildare are ideal for walkers and cyclists of all abilities; family cycles in the Curragh will become a regular part of your leisure time. Kildare is also a well-established centre for many team sports, including GAA, rugby, soccer and even American Football. Golfers, however, are especially spoilt for choice, with Cill Dara Golf Club and the Royal Curragh Golf Club on your doorstep.

Bedrooms and bathrooms are generously sized with a high-level finish to give that luxury feel to your home.

Image represntative of typical Glenveagh bedroom

Flexible design to fit your family

Open plan kitchens feature French doors that open the dining area onto the garden patio and a seeded garden.

Spacious living rooms are painted in neutral colours so that you stamp your personality on it from day one.

Images representative of typical Glenveagh homes

Built to a standard you can trust.

Key Specifications

External Features
- Maintenance free, tasteful mix of brick, type- Lanyon Brick - Elmwood - Red Multiand with render exteriors.
- PVC fascia, gutters and downpipes.
- Composite front doors with secure locking system.

Gardens
- Seeded gardens with secure boundary to rear gardens.

Internal Finishes
- Walls painted throughout in a mid-tone easy neutral paint with ceilings painted in white.
- Quality interior joinery to include painted doors and contemporary skirting and architraves finished in an off-white satin paint.
- Pull down attic ladder with insulated & airtight access hatch

Electrical & Heating
- Generous lighting and power points and switches.
- Smoke detectors and heat detectors fitted as standard.
- TV connection in living, kitchen and master bedroom.
- A-rated condensing Samsung heating pump heating system which is thermostatically controlled to maximise your comfort.
- All homes are pre-wired for Electric Vehicle charge point.

Kitchens
- Superb contemporary kitchen by Gallaghers with soft close doors.
- All kitchens are fitted with an upstand.

Bathroom & Ensuite
- Stylish contemporary bathroom, ensuite and guest WC with elegant sanitary ware.
- Beautiful taps, shower heads & bath fittings.
- Carefully chosen tiles on all bathroom floors and wet areas.

Windows & Doors
- uPVC double glazed A rated windows.
- French two-tone double doors to back garden.

Wardrobes
- Shaker-style fitted wardrobes supplied by Gallaghers in the master bedroom.

Energy Efficiency
- All homes are A-rated and incorporate sustainable and renewable technology resulting in lower energy costs.
- High level of insulation incorporated in floors, walls and roofs.
- All houses are constructed to provide a high level of air tightness in order to retain heat.

Guarantee
- Each Walkers Gate home is covered by a 10 year Homebond structural guarantee.

BER A2 A3

House styles

2 Bed Homes

The Willow
2 Bed Mid & End Terrace
85 sqm | 917 sqft

3 Bed Homes

The Pine
3 Bed Semi Detached | Detached
105 sqm | 1130 sqft

The Juniper
3 Bed Semi Detached Bungalow
110 sqm | 1184 sqft

The Beech
3 Bed Mid & End Terrace
111.8 sqm | 1203 sqft

The Holly
3 Bed End of Terrace
113 sqm | 1206 sqft

The Birch
3 Bed Semi Detached | Detached | End Terrace
116 sqm | 1249 sqft

The Poplar
3 Bed Semi Detached | Mid & End Terrace
116 sqm | 1249 sqft

The Hawthorn
3 Bed Semi Detached Bungalow
125 sqm | 1345 sqft

The Alder
3 Bed Semi Detached
150 sqm | 1615 sqft

The Rowan
3 Bed Semi Detached Bungalow
107 sqm | 1152 sqft

4 Bed Homes

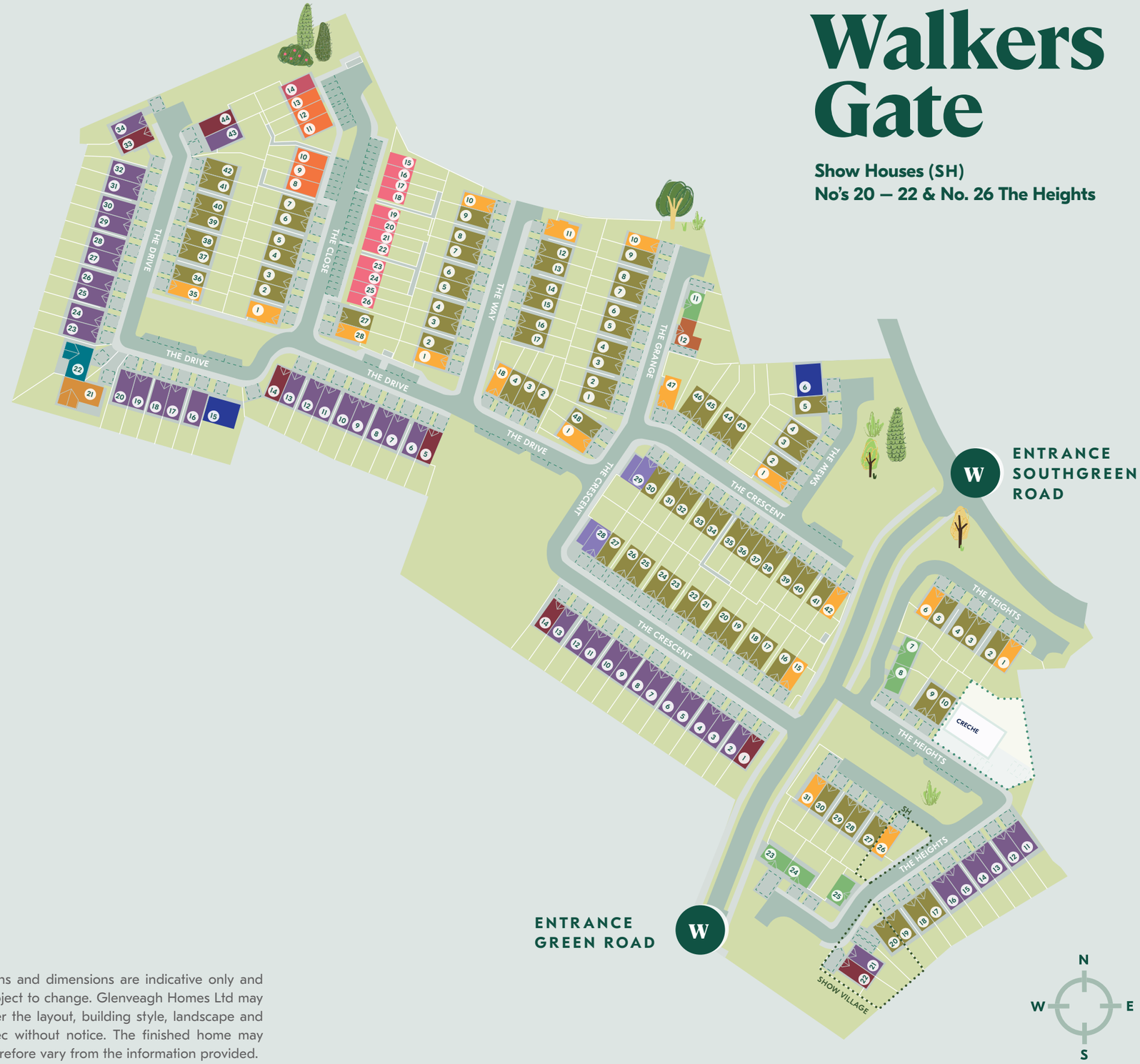
The Aspen
4 Bed Semi Detached
133 sqm | 1432 sqft

The Ash
4 Bed Semi Detached
137 sqm | 1475 sqft

The Oak
4 Bed Semi Detached | Detached
138 sqm | 1485 sqft

Walkers Gate

Show Houses (SH)
No's 20 – 22 & No. 26 The Heights



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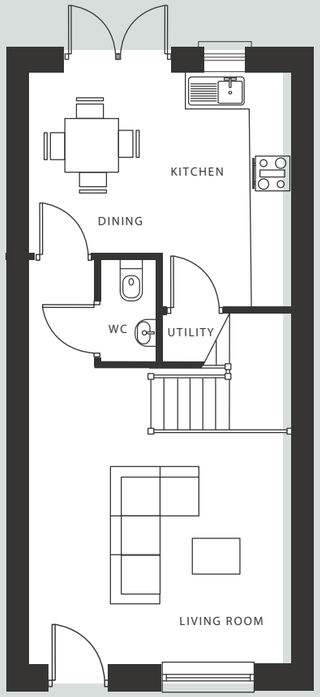
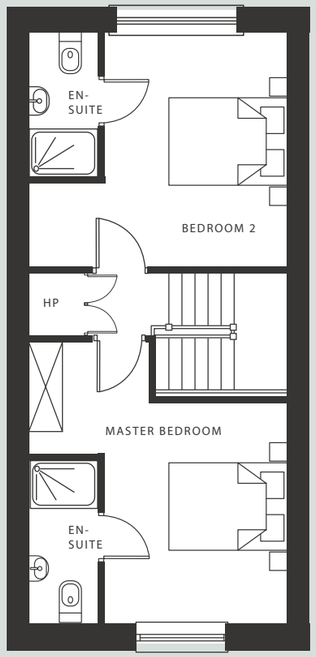
The Willow

2 Bed Mid & End Terrace
85 sqm | 917 sqft



Ground Floor



First Floor

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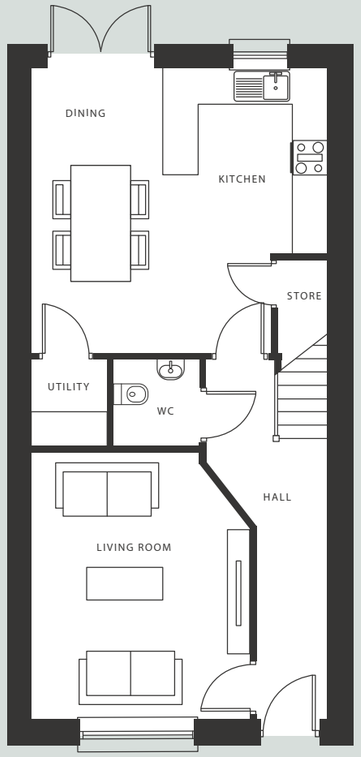
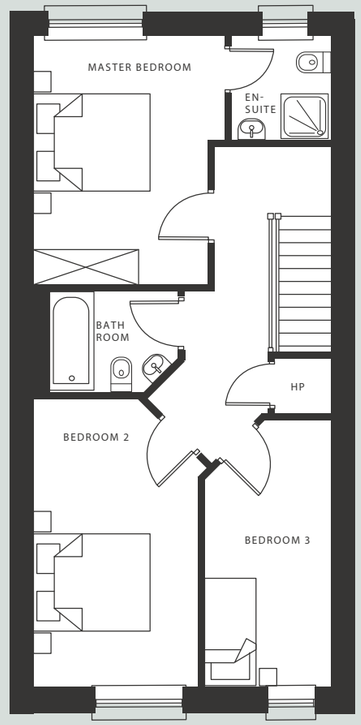
The Beech

3 Bed Mid & End Terrace
111.8 sqm | 1203 sqft



Ground Floor



First Floor

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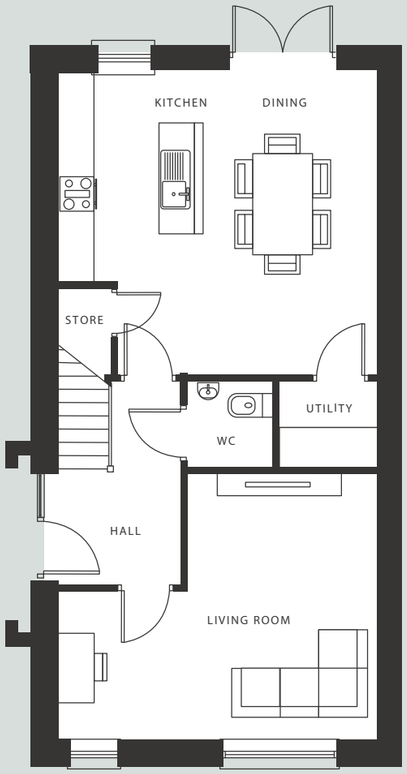
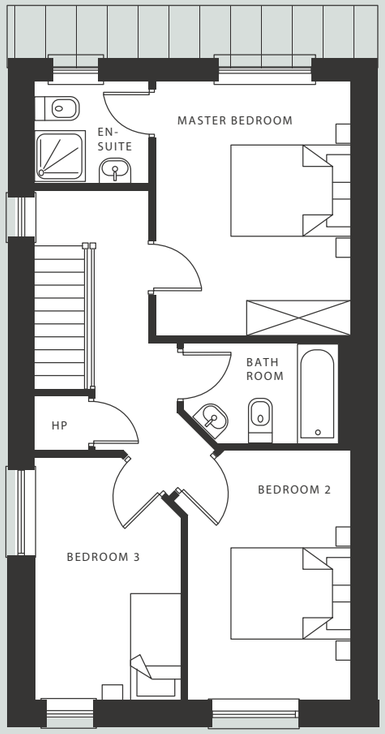
The Birch

3 Bed Semi Detached | Detached | End Terrace
116 sqm | 1249 sqft



Ground Floor



First Floor

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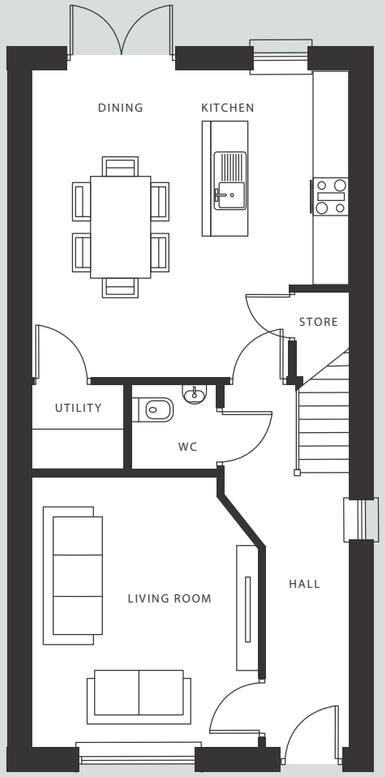
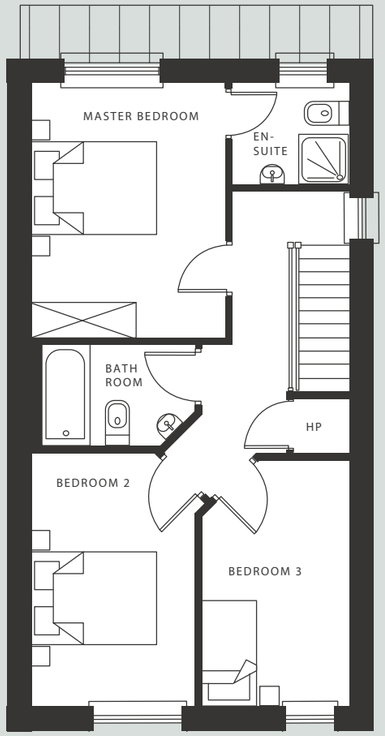
The Poplar

3 Bed Semi Detached | Mid & End Terrace
116 sqm | 1249 sqft



Ground Floor



First Floor

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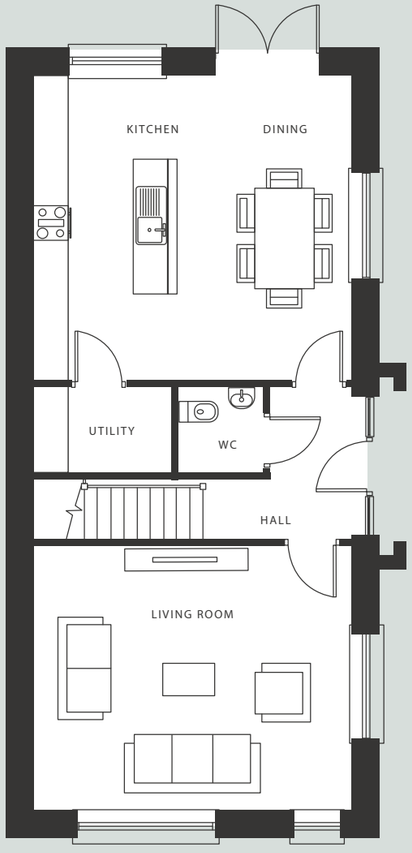
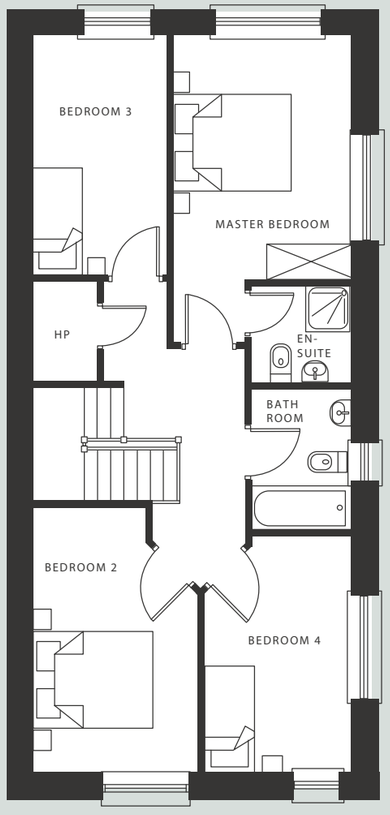
The Ash

4 Bed Semi Detached
137 sqm | 1475 sqft



Ground Floor



First Floor

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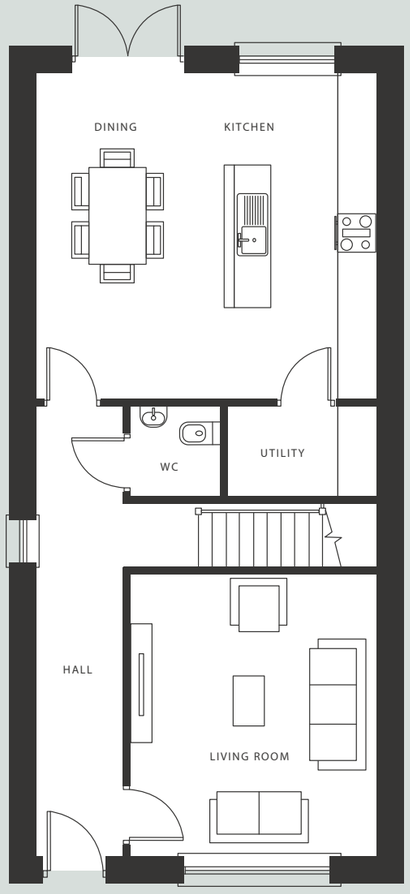
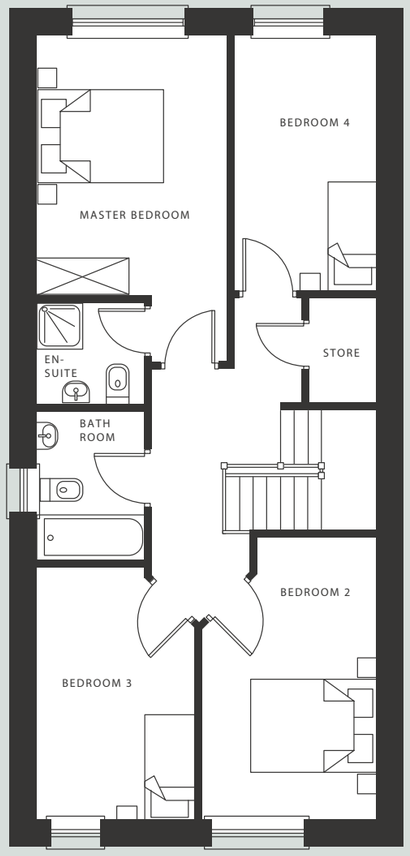
The Oak

4 Bed Semi Detached | Detached
138 sqm | 1485 sqft



Ground Floor



First Floor

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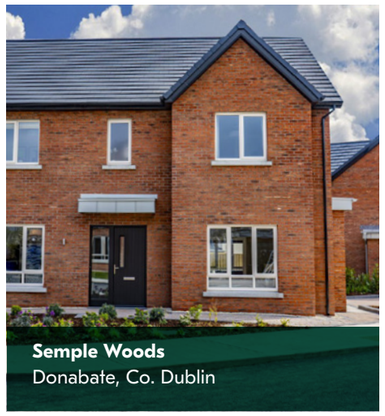
Home of the new.

Buying a home is one of life's biggest decisions. Glenveagh strives to make your home-buying journey as simple & stress-free as possible. We build high-quality homes in flourishing communities across Ireland.

We don't just build homes, we build lasting communities.

Barnhall Meadows
Leixlip, Co. Kildare



Semple Woods
Donabate, Co. Dublin

Ledwill Park
Kilcock, Co. Kildare

Silverbanks
Stamullen, Co. Meath

Taylor Hill
Balbriggan, Co. Dublin

Oldbridge Manor
Drogheda, Co. Meath

Other developments

Holsteiner Park, Clonee
Cluain Adain, Navan
Ruxton Oaks, Navan
The Hawthorns, Tullamore
Belin Woods, Newbridge
Riversend @ Effernock, Trim
Oldbridge Manor, Drogheda South
Ravens Mill, Rolestown, Co Dublin
Knightsgate, Rush, Co. Dublin
Barnoaks, Citywest, Co. Dublin
Belingsmore, Kilmartin, D15
Proby Place, Blackrock
Marina Village, Greystones
Blackrock Villas, Cork
Mount Woods, Cork

For more information visit:
glenveagh.ie

Glenveagh
Home of the new.

Selling agent

Coonan
PROPERTY

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Professional team

Developer, **Glenveagh Homes**
Architect, **Doran Cray**
Solicitor, **Mason Hayes Curran**

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Glenveagh

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