

CASTLETHORN HAS ARRIVED IN

DROGHEDA



Castlethorn

Building Homes – Building Communities

Castlethorn is delighted and proud to be involved in Ballymakenny Park, this exciting new development in Drogheda, Co Louth. Located on the northern fringes of the town, Ballymakenny Park is part of a brand-new community in the area, a meticulously planned development complete with a new link road network facilitating easy access to the M1 and plentiful amenities. We believe that this new community, is a wonderful option for buyers in the Leinster region, who want a high-quality new home in an established area with unbeatable travel links and local amenities.

For the team at Castlethorn, this is an incredible opportunity to build upon our reputation for building top-quality modern homes. For over three decades, we are proud to be recognised as an Industry Leader in building sustainable communities, developments designed for people to both live and work in, with future-proof, energy-efficient homes that are practical, cost-efficient and well laid out. The spacious and modern 3&4 bedroom homes in Ballymakenny Park push our standards to a new high, and we look forward to developing this community even more over the coming years.



RIVERWOOD SQUARE, CASTLEKNOCK



RATHBORNE BOULEVARD, ASHTOWN

Castlethorn

Building Homes – Building Communities

Since 1990, Castlethorn has built some of the most attractive, desirable and innovative developments in the Greater Dublin area. We are proud and excited to bring our reputation for excellent design and build quality to Drogheda, Co Louth, with Ballymakenny Park, the first phase of an exciting and major new community on the northern fringes of this amenity rich town.

One of our distinguishing features which has characterized all our developments is our commitment to premier site selection, choosing only areas with excellent transport options and plenty of family-friendly amenities including schools and shops. Coupled with this, we take care to preserve the unique elements of our sites, creating a sustainable environment in which our development can flourish. The same yardstick of excellence will be applied to Ballymakenny Park, which promises to be one of our most sought after and prestigious developments ever.

We spend time in designing energy-efficient, future-proof, modern homes that are a joy to live in, and use the best locally sourced materials to guarantee an excellent standard of finish. Our attention to detail can be seen in our completed developments, which include:

- Belarmine Woods, Stepside
- Brighton Wood, Foxrock
- Carysfort Park, Blackrock
- Dún Ríoga, Dunshaughlin, Co Meath
- Grace Park Wood, Drumcondra
- Holmwood, Cabinteely
- Killeen Castle, Dunsany, Co Meath
- Riverwood Square, Castleknock
- Rathborne Boulevard, Ashtown
- Rathborne Village, Ashtown
- St Josephs, Clonsilla
- Somerton, Lucan
- Woodbrook, Shankill



GRACE PARK WOOD, DRUMCONDRA



BRIGHTON WOOD, FOXROCK



KILLEEN CASTLE, CO MEATH



WOODBROOK, SHANKILL



DÚN RÍOGA, CO MEATH



SOMERTON, LUCAN

THIS IS
DROGHEDA



An Area *Steeped* in Mythology & *History*

Mornington



The Mariner, Town Centre



Scotch Hall Shopping Centre Monument



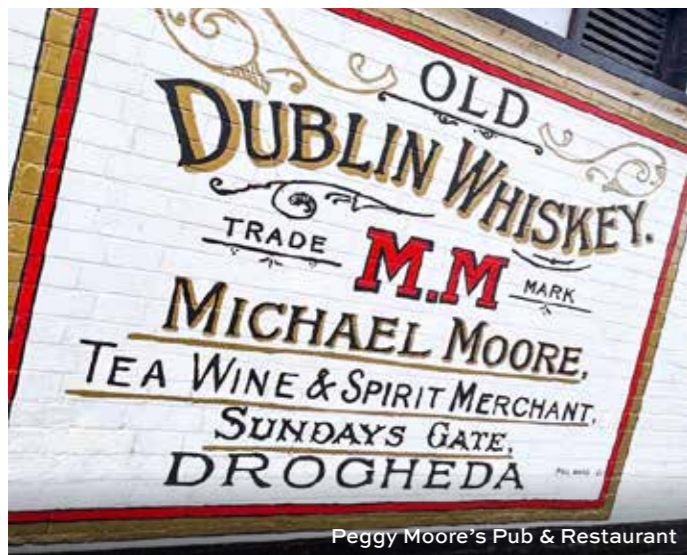
Shafts of Light Monument



Street Art



Town Arch



Peggy Moore's Pub & Restaurant



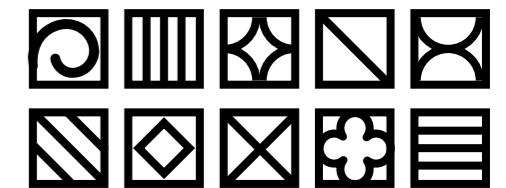
Flowers 'N' Things




St. Laurence's Gate

ONE OF IRELAND'S

Oldest Towns.



 Situated on Ireland's east coast, Drogheda is a picturesque commuter town with a long history going back to prehistoric and early Christian times. The town was considered a vital Norman fortress guarding the River Boyne, and many buildings dating back to this important period, including Millmount Fort, are still standing today.

Rich in heritage yet young at heart, today Drogheda is a bustling town packed with amenities for every age, so it is no wonder that it has proved to be a popular choice for families and those who enjoy an active lifestyle just 50 minutes from Dublin.



DROGHEDA HAS

Something For Everyone.



Termonfeckin Beach



Walks along the River Boyne

Perhaps Drogheda's biggest draw is its wonderful mix between urban and rural. The bustling town itself is full of excellent shops, restaurants and bars; there is quite literally something to suit every age and taste.

Those who enjoy the great outdoors will love Drogheda's position on the edge of the River Boyne, one of Ireland's most historic and picturesque rivers. Enjoy an evening stroll along the Boyne Greenway, or challenge the family to rafting or kayaking – Coast, beaches, golf; anything is possible.



Scenic Cottage close to Battle Of The Boyne Visitor Centre



Old Mellifont Abbey, nearby



Seapoint & Co. Louth golf clubs close by





THE PERFECT LOCATION
For All Ages.

 Drogheda has long been a firm favourite among families looking for an all-encompassing lifestyle. Excellent crèches and schools are plentiful in the area, with Cala's Cabin Forest Hills, St Oliver's National School and Ballymakenny College Secondary School all within easy reach. St Joseph's Secondary school and Presentation Primary are also close by.




There is plenty of fun to be had at the weekend too. Treat the kids to a day out in Funtasia Waterpark or spend a sunny afternoon with a picnic on the beach at Termonfeckin. Alternatively, get involved in a local sports club like Drogheda United FC, Boyne Rugby Club, or O'Raghallaighs GAA – something for all the family!



SAY HELLO TO

The Locals.

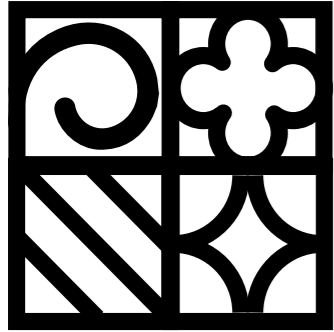
 An integral part of the local community is the number of independent shops, cafés and restaurants, each run by someone truly passionate about what they offer. From local artisan food shops to specialty bookstores, you could spend hours wandering through these beautiful stores and eateries.



Clockwise from top left: PS Donegan in nearby Monasterboice, Scholars, Il Forno, Flowers 'N' Things & Peggy Moore's



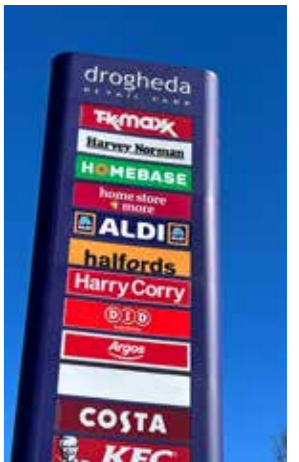
De Lacy Bridge over the River Boyne



Peggy Moore's Pub & Restaurant

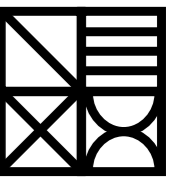



Millmount Tower



SOAK IN THE LOCAL

Sights & Sounds.



 Drogheda's town centre is quite simply filled with things to see and do. As well as the historic landmarks, Drogheda is filled with some of the best shopping in North Leinster, with top retail names in several centres, including Scotch Hall, Drogheda Town Centre and Drogheda Retail Park.

The meandering town streets are also packed full of independent gems to discover and explore. At night, Drogheda quite simply buzzes with activity and excitement. Live traditional music can be found any night of the week, usually in one of the many atmospheric pubs. Alternatively, enjoy the best of local cuisine in the excellent local restaurants. Or, catch the latest movies in the Omniplex or the Arc cinemas – ideal for a family treat!



Ballymakenny Park is unrivalled in terms of transport options. The main M1 motorway, which connects Belfast and Dublin, is just a few minutes away, and will be even more accessible when the new Link Road opens in Q1 2024. Dublin Airport is only 30 minutes while Drogheda is also a main stop on the Dublin-Belfast train line, and passengers can avail of a fast and frequent train service to Dublin and beyond.



A Truly Accessible Location.

APPROXIMATE TRAVEL TIMES

Bus Station	🚌 7 mins	🚲 13 mins
Train Station	🚆 8 mins	🚲 17 mins
Town Centre	🚆 5 mins	🚲 12 mins
Dublin Airport	🚌 30 mins	
Dublin Port Tunnel	🚌 30 mins	
Dublin City Centre	🚌 40 mins	🚆 34 mins
Dundalk	🚌 28 mins	🚆 23mins
Belfast City	🚌 1hr 15 mins	🚆 1hr 15 mins

THE M1 CORRIDOR HAS

So Much To Offer.



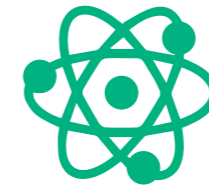
THE M1 CORRIDOR

The Breakdown.



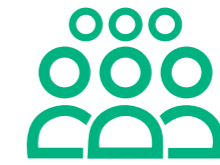
1Gb

LOUTH IS THE FASTEST COUNTY IN IRELAND



14k

STEM GRADUATES EVERY YEAR



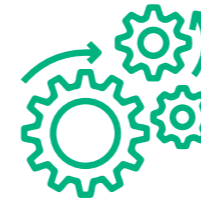
2.25m

CATCHMENT POPULATION



€4m

INVESTMENT IN WHISKEY FACILITY



€50m

HIAB TO INVEST IN CO LOUTH EXPANSION



02

INTERNATIONAL AIRPORTS



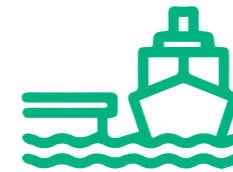
86%

OF POPULATION HAVE ACCESS TO BROADBAND



2,000

PEOPLE EMPLOYED IN THE CREATIVE SECTOR



04

DEEP SEA PORTS



45%

OF ALL 3RD LEVEL STUDENTS WITHIN OUR REGION



€25m

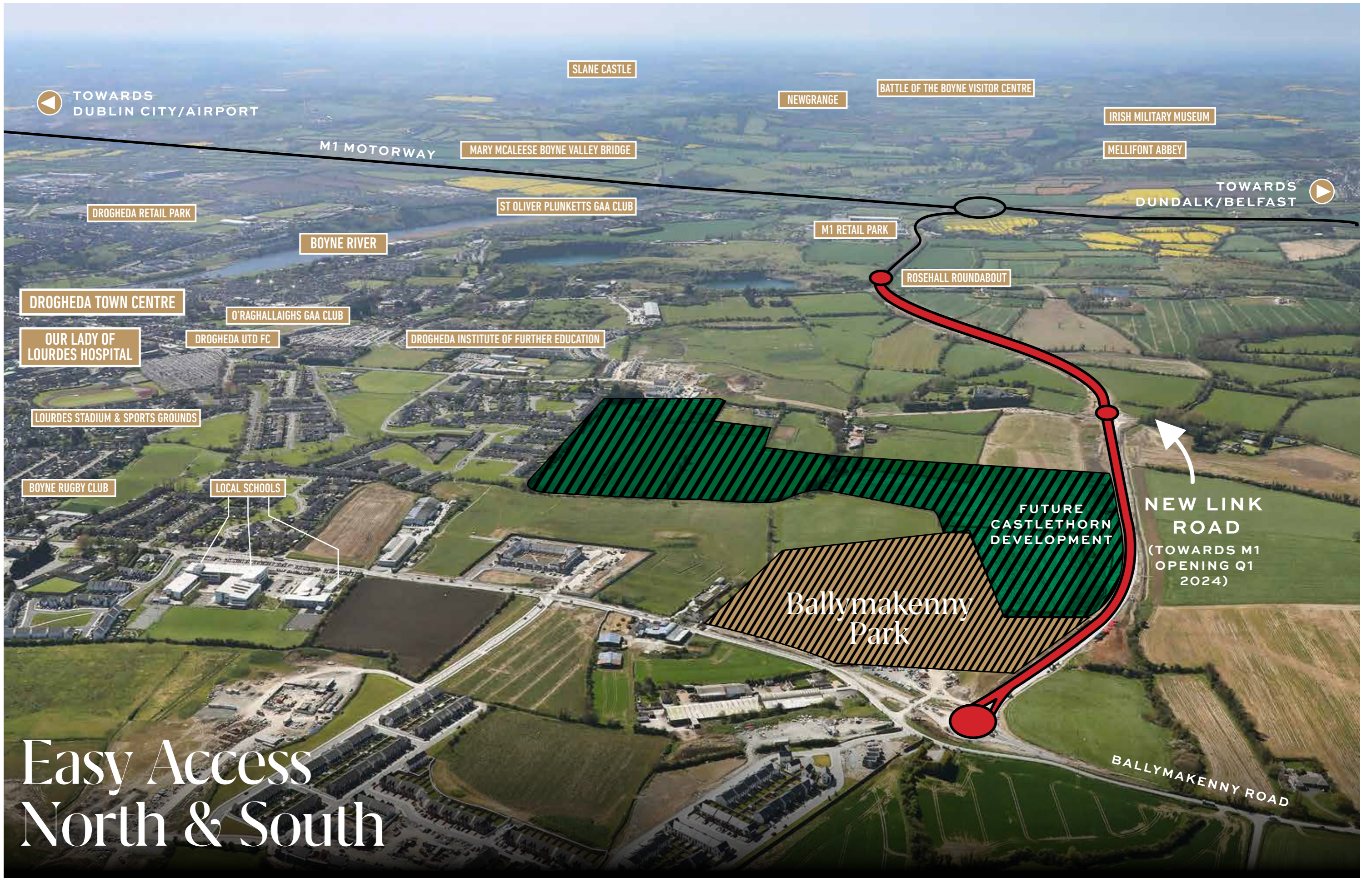
DUNDALK DISTILLERY INVESTMENT



94

DAILY FLIGHTS TO UK, EUROPE AND USA

Source: www.m1corridor.ie



SLANE CASTLE

NEWGRANGE

BATTLE OF THE BOYNE VISITOR CENTRE

IRISH MILITARY MUSEUM

MELLIFONT ABBEY

TOWARDS DUBLIN CITY/AIRPORT

M1 MOTORWAY

MARY MCALEESE BOYNE VALLEY BRIDGE

TOWARDS DUNDALK/BELFAST

DROGHEDA RETAIL PARK

ST OLIVER PLUNKETTS GAA CLUB

M1 RETAIL PARK

BOYNE RIVER

ROSEHALL ROUNDABOUT

DROGHEDA TOWN CENTRE

O'RAGHALLAIGHS GAA CLUB

OUR LADY OF LOURDES HOSPITAL

DROGHEDA UTD FC

DROGHEDA INSTITUTE OF FURTHER EDUCATION

LOURDES STADIUM & SPORTS GROUNDS

BOYNE RUGBY CLUB

LOCAL SCHOOLS

FUTURE CASTLETOWN DEVELOPMENT

NEW LINK ROAD
(TOWARDS M1
OPENING Q1
2024)

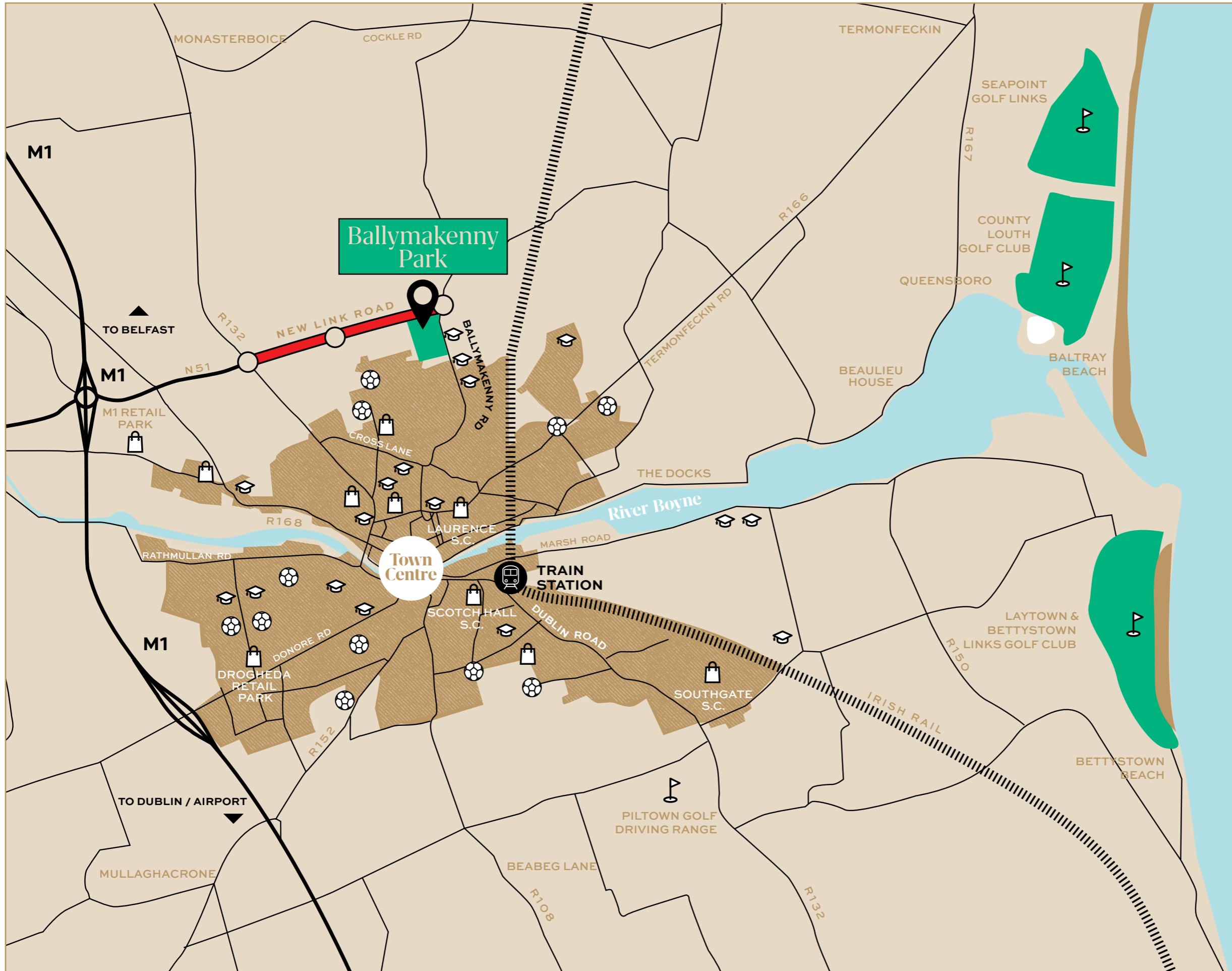
Ballymakenny Park

BALLYMAKENNY ROAD

Easy Access North & South



Perfectly Positioned Between The M1 & The Coast



AN EXCEPTIONAL

Location.

Schools & Amenities

Ballymakenny Park is within easy reach of many options for all the family, including a huge range of well-established and highly regarded primary and secondary schools.

Transport

Motorists can reach Dublin in under 50 minutes thanks to close proximity to the M1 motorway, which will become even more accessible when the new Link Road opens in Q1 2024. A fast and frequent train service between Drogheda and Dublin makes commuting easy, while Bus Éireann and independent bus companies offer both local and national services.

-  SHOPPING
-  GOLF CLUBS
-  SCHOOLS
-  SPORTS



CASTLETHORN HOMES

Built With You in Mind.

 Designed by award winning architects, O'Mahony Pike, the Castlethorn homes in Ballymakenny Park offers an attractive and varied mix of house styles, with homes to appeal to a wide variety of purchasers. This prestigious development of three and four bedroom homes is designed with spacious interiors, attractive exteriors and beautiful green spaces coming together to create enviable homes in a central location.

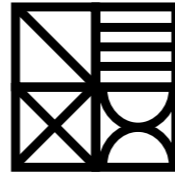




Stylish kitchens are warm and inviting designed for the needs of a modern family with open plan living spaces designed for a simple family dinner or an evening's entertainment.

Upstairs bedrooms are large and well laid out, offering excellent storage space while bathrooms and en suites are finished with the very best in tiling and sanitary ware.

Specifications.



EXTERNAL FINISHES

- High quality low-maintenance external finishes
- Low-maintenance uPVC fascia, soffits, gutters and downpipes
- All car parking spaces are cobble-locked
- All rear gardens are seeded
- Hit and miss timber panel fencing with concrete plinth posts to all rear gardens
- Permeable stone paving to private driveways

INTERNAL FINISHES

- All walls and ceilings will be plaster skimmed and painted
- Insulated air tight trap door and pull down ladder fitted for all houses with attic access
- All houses fitted with 5" moulded painted skirting boards
- Painted Handrail & balustrades

DOORS AND IRONMONGERY

- All homes fitted with 2-panel painted internal doors and architraves and quality chrome ironmongery

BATHROOMS / EN-SUITES

- All bathrooms and en-suites are fitted with high-quality Sonas sanitary ware throughout
- Wet-room style low profile shower trays to all en-suites
- Shower doors are fitted to all en-suites
- Thermostatically-controlled shower in master en-suite
- Luxury baths with bath shower mixer and handset
- Tiles supplied by Tilespex to wall and floors in bathroom and en-suite
- Heated chrome towel rails fitted in main bathroom and en-suites

KITCHENS

- Luxury matt shaker style doors supplied by Mountlodge Furniture with soft close hinges and doors
- Modern style leading edge worktop, with tiled splash-back behind the hob
- Feature island unit in certain 4 bed house styles

WARDROBES

- Luxurious fitted wardrobes by Mountlodge Furniture to all double bedrooms. 3 Bedroom homes will have wardrobes in 2 bedrooms. 4 Bedroom homes will have wardrobes in 3 bedrooms.

ELECTRICAL

- Smoke and heat detectors fitted as standard
- Wired for intruder alarm
- Provision for Virgin Media, eir and Siro high speed broadband
- Ample amount of sockets throughout including USB integrated ports in the kitchen living and main bedroom
- Outdoor electrical socket provided

EFFICIENT LOW-ENERGY DESIGN

- The houses at Ballymakenny Park enjoy many features designed to reduce energy demand and to reduce the cost of heating and hot water production

AIR-TIGHTNESS

- Air-tightness membranes and other features have been incorporated to ensure that these homes are draft free and that heat loss is minimised to provide a comfortable living environment

INSULATION

- All of our houses are constructed with superior levels of insulation and they are carefully designed and detailed to reduce heat loss through floors, walls and roofs

ELECTRICAL CAR CHARGING POINTS

- All homes with curtilage parking are wired for electric car charging
- General provision of electrical car charging to satellite car parking spaces

AIR SOURCE HEAT PUMPS

- High efficiency air to water heat pump system to provide all heating and hot water needs. The heat pump is designed to operate at lower temperatures insuring efficiency and energy saving

WINDOWS

- Homes are fitted with high performance, double glazed windows from Munster Joinery

MECHANICAL HEAT RECOVERY VENTILATION

- As these homes are highly insulated and airtight, mechanical heat recovery ventilation has been incorporated
- The system extracts warm, stale air from kitchens and bathrooms and supplies fresh air into bedrooms and living rooms
- As part of this process, the system recovers up to 90% of the heat energy in the exhausted stale air and uses it to warm the fresh air coming into the home
- The benefits of this system are managed ventilation, reduced heat loss, and less dust and pollutants as the fresh air is filtered

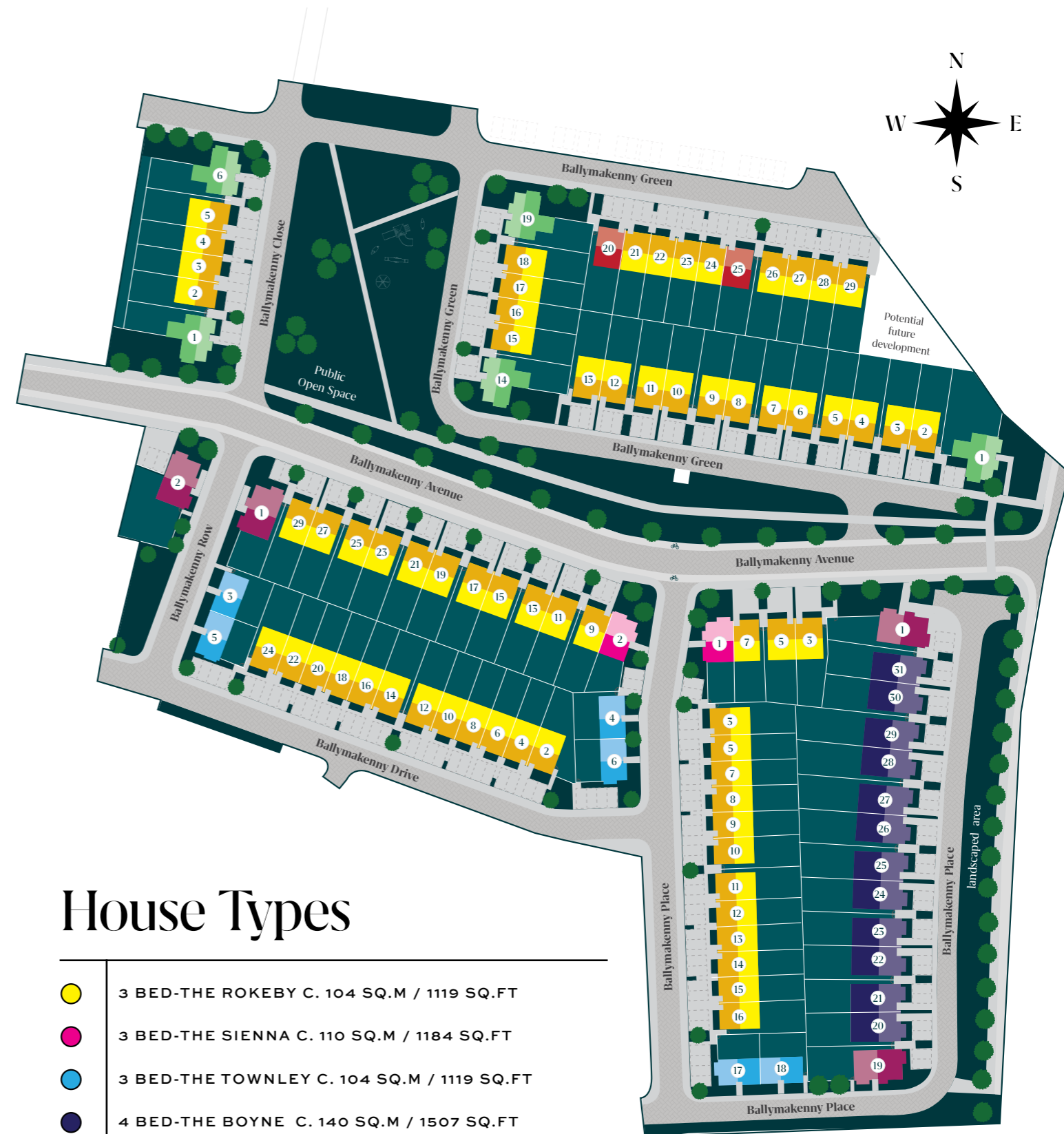
NZEB (NEARLY ZERO ENERGY BUILDING STANDARD)

- All homes are compliant with NZEB standards and have a BER rating of A2





Site Plan



House Types

- 3 BED-THE ROKEBY C. 104 SQ.M / 1119 SQ.FT
- 3 BED-THE SIENNA C. 110 SQ.M / 1184 SQ.FT
- 3 BED-THE TOWNLEY C. 104 SQ.M / 1119 SQ.FT
- 4 BED-THE BOYNE C. 140 SQ.M / 1507 SQ.FT
- 4 BED-THE BALTRAY C. 147 SQ.M / 1582 SQ.FT
- 4 BED-THE MELLIFONT C. 142 SQ.M / 1528 SQ.FT



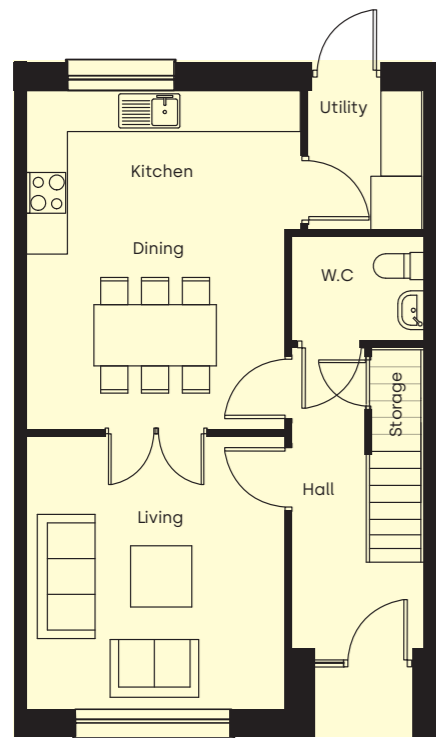
Floor Plans



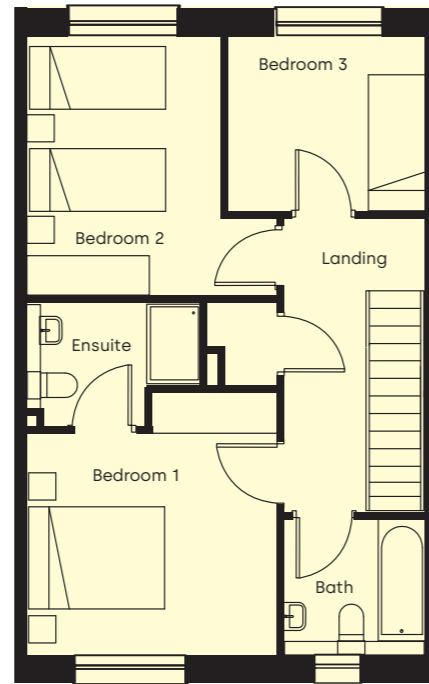
THE ROKEBY:
3 BEDROOM
SEMI-DETACHED / MID & END TERRACE



APPROX
C. 104 SQ.M / 1119 SQ.FT



GROUND FLOOR



FIRST FLOOR

FLOOR PLANS ARE FOR ILLUSTRATIVE PURPOSES ONLY. LAYOUT MAY VARY.

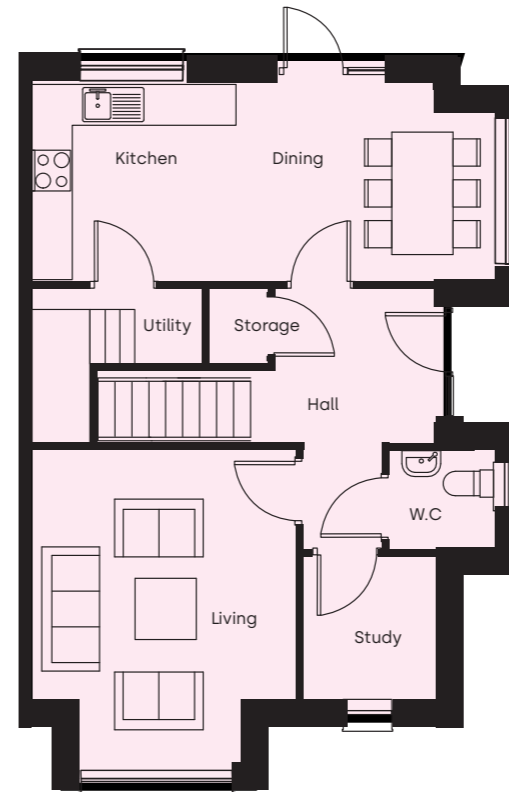
Floor Plans



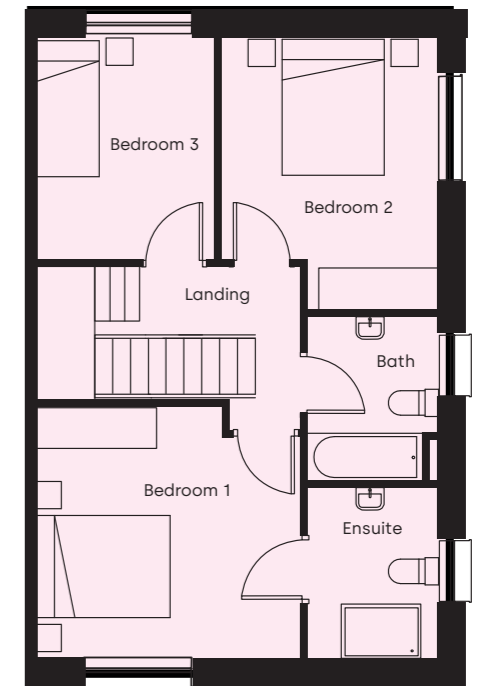
THE SIENNA:
3 BEDROOM
SEMI-DETACHED



APPROX
C. 110 SQ.M / 1184 SQ.FT



GROUND FLOOR



FIRST FLOOR

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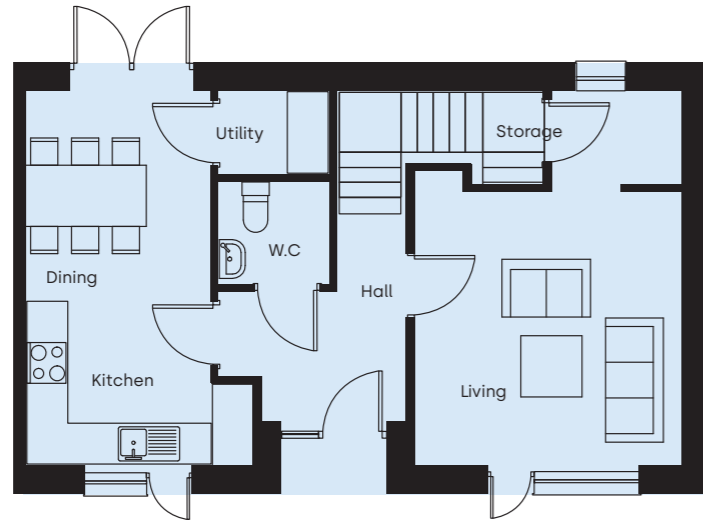
Floor Plans



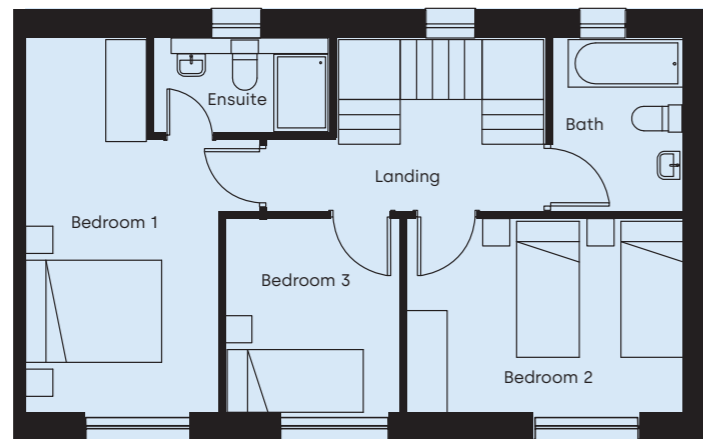
THE TOWNLEY:
3 BEDROOM
SEMI-DETACHED



APPROX
C. 104 SQ.M / 1119 SQ.FT



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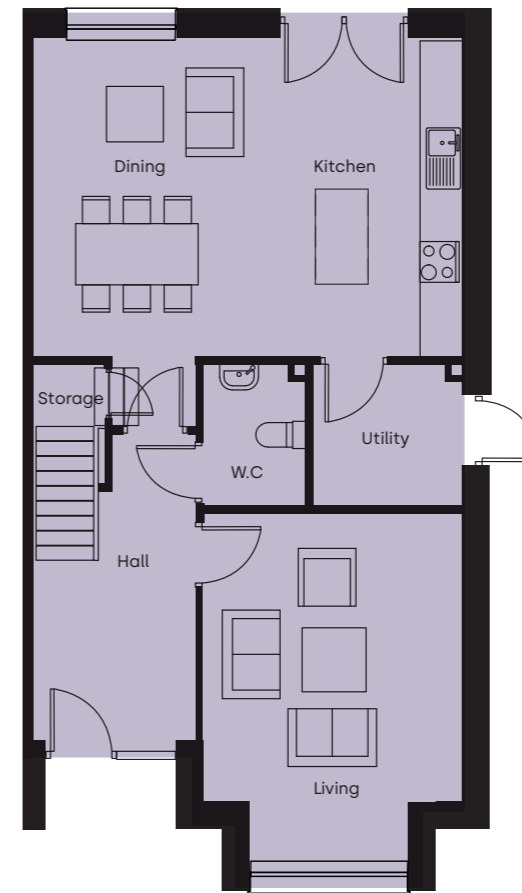
Floor Plans



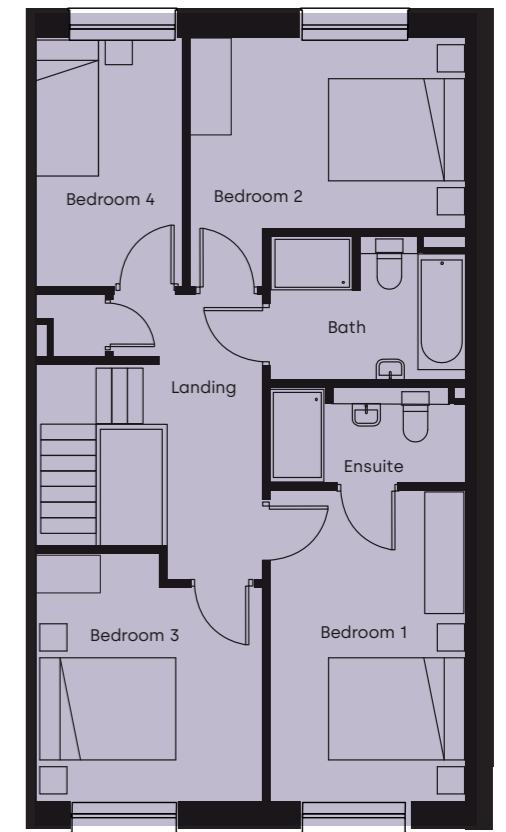
THE BOYNE:
4 BEDROOM
SEMI-DETACHED



APPROX
C. 140 SQ.M / 1507 SQ.FT



GROUND FLOOR

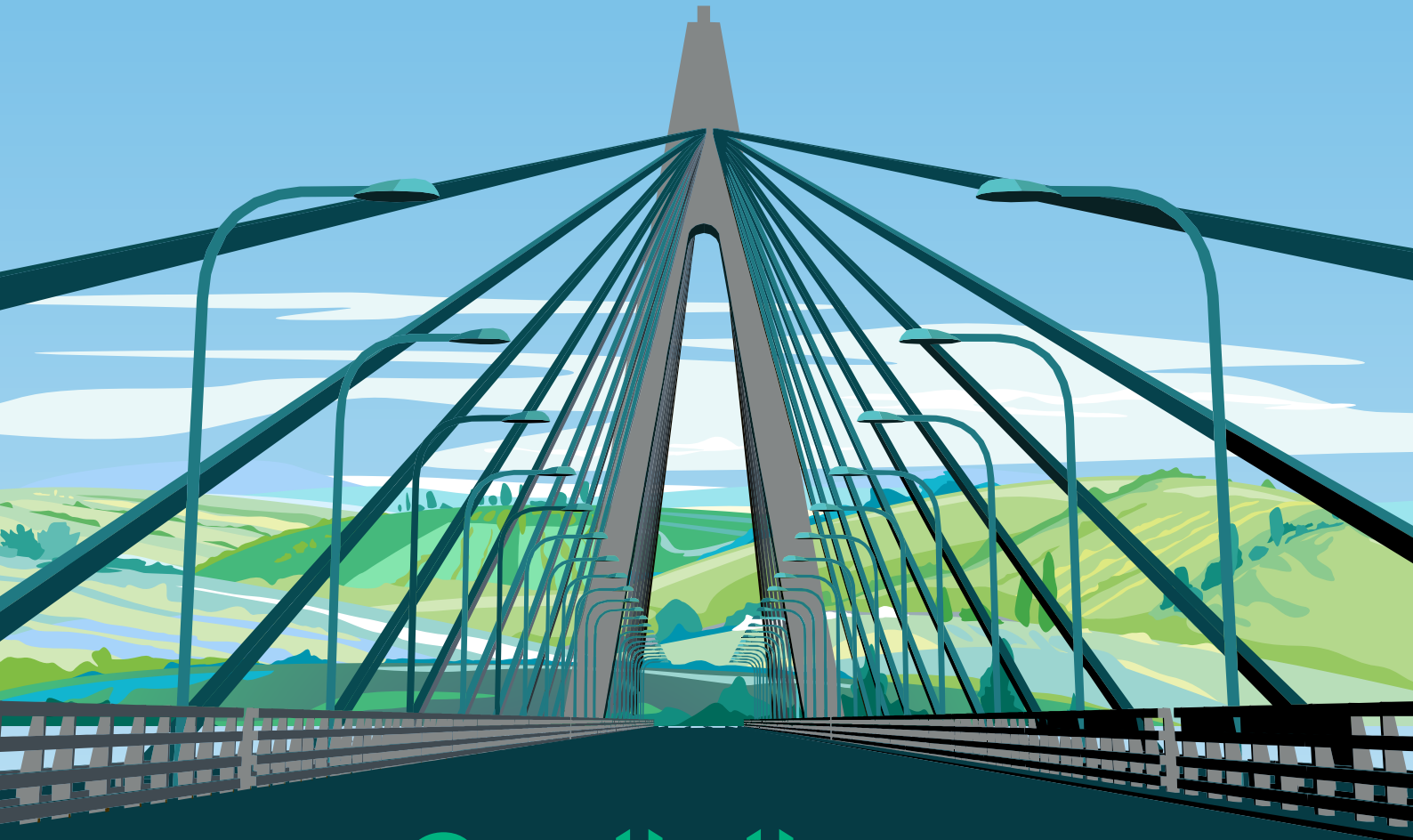


FIRST FLOOR

FLOOR PLANS ARE FOR ILLUSTRATIVE PURPOSES ONLY. LAYOUT MAY VARY.

BALLYMAKENNY PARK

Professional Team



Castlethorn

Building Homes – Building Communities



BER A2

DEVELOPED BY

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Milltown Ave
Mount St Annes
Dublin 6

SOLICITORS

Byrne Wallace
88 Harcourt St
Dublin 2

**Sherry
FitzGerald**

LANNON

PSRA 001554

**Sherry
FitzGerald**

NEW HOMES

PSRA 002183

These particulars and any accompanying documentation and price lists do not form part of any contract and are for guidance only. Measurements and distances are approximate and drawings, maps and plans are not to scale. Intending purchasers should satisfy themselves as to the accuracy of details given to them either verbally or as part of this brochure. The developer reserves the right to make alterations to design and finish. Estimated measurements indicated are gross internal area – the distance from block wall to block wall excluding internal finishes. This is the industry norm and variations can occur.

design: **BYDON**