





TAKE A FRESH VIEW OF LIFE IN DROGHEDA

Life is easy at Ballymakenny View, a boutique development of just 20 homes to the north of Drogheda town centre.

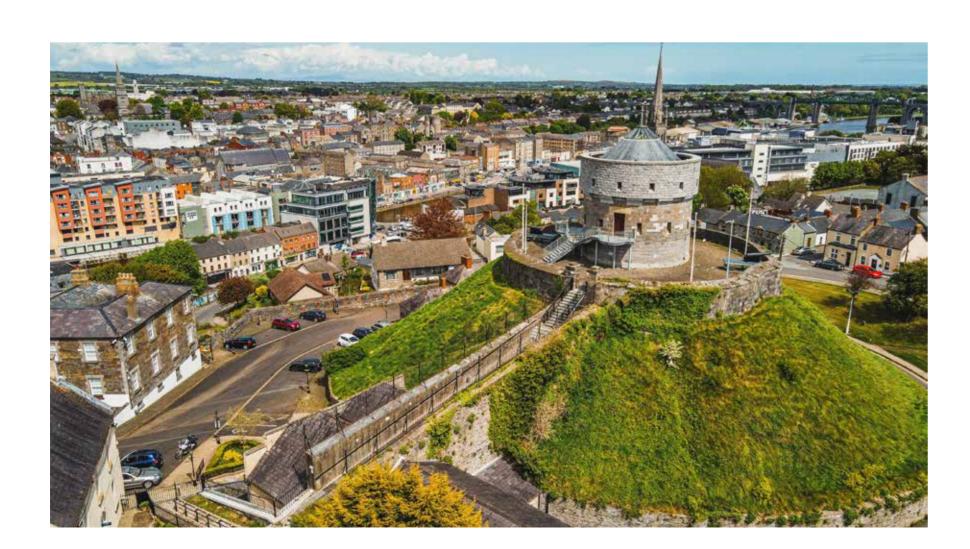
Part of a new residential district in a convenient location, Ballymakenny View is a great opportunity to put down roots in a vibrant and dynamic community with plenty of great amenities.



A LOCATION WITH EVERYTHING YOU NEED AND WANT

Just 50 minutes from Dublin, much is said about Drogheda's great location for people who want a fast and easy route to their workplace. But as one of Ireland's oldest towns, Drogheda is also ideal for those who want the very best of everything right on their doorstep.

Drogheda is a buzzing town with plenty to see and do. The town centre itself, which is easily reached from Ballymakenny View, is filled with great cafés, shops, restaurants and bars – something for every taste and age group. There's even a cinema in the town centre, ideal for a family outing!

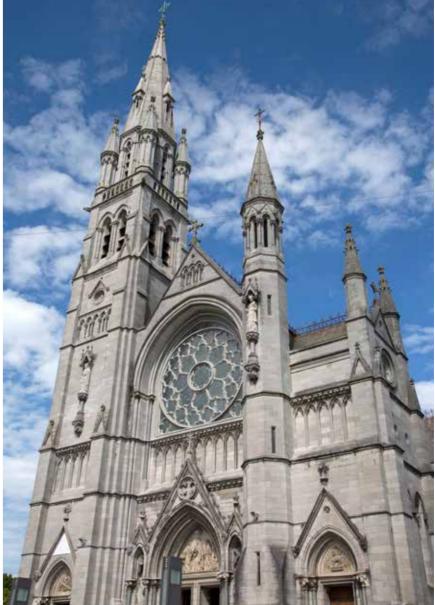




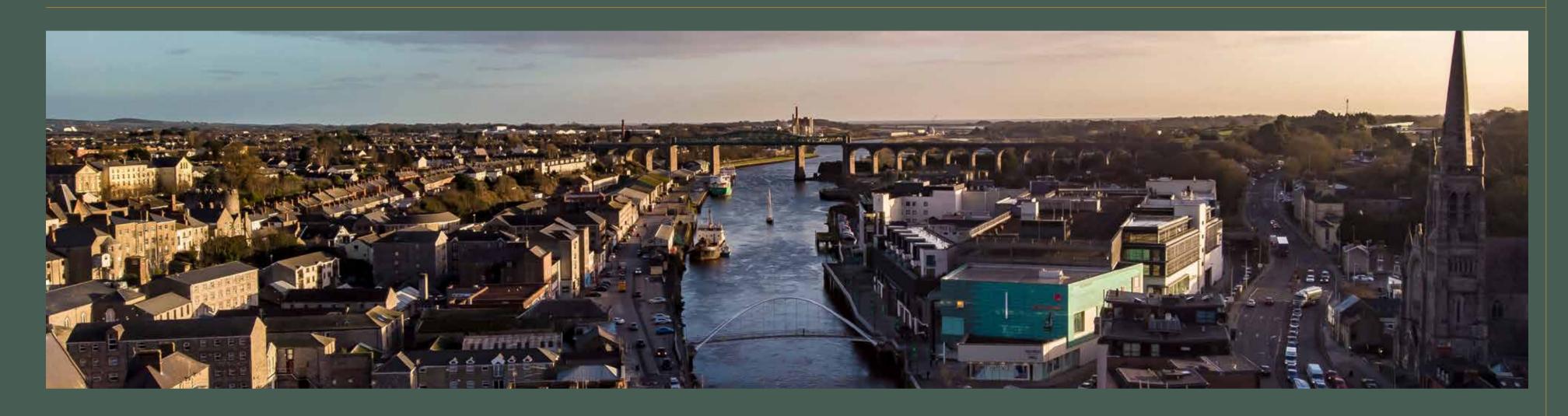
A BUZZING TOWN WITH PLENTY TO SEE AND DO











SOMETHING FOR EVERYONE IN THE FAMILY



For families, you really can't find a better location. The area around Ballymakenny View is particularly rich in schools, with several primary and secondary options in the local area. In fact, Ballymakenny College, a popular mixed secondary school, is just minutes from your new home.







Leisure facilities are also plentiful in this part of Drogheda. GAA, rugby and soccer clubs are all well established locally, and cater for every age group. Alternatively, explore the beautiful Boyne Greenway, a 4.5km walking and cycling facility that links Drogheda town centre with the Oldbridge Estate.

Memorable family days out are easy at Ballymakenny View. Enjoy the thrills and spills of Funtasia Waterpark, just a short hop over the river. Or explore one of the many stunning beaches on a beautiful summer's day – Bettystown, Laytown and Clogherhead are just three of the many options within a few minutes' drive.

MEMORABLE FAMILY DAYS OUT



EASY ACCESS TO ANYWHERE AND EVERYWHERE

Drogheda is known for its excellent transport links to quite literally anywhere in Ireland and abroad. The M1 motorway is just minutes from Ballymakenny View, offering a fast route to the M50 orbital motorway, which links to the main routes to each corner of Ireland. Dublin City Centre is just 50 minutes' away, while Dublin International Airport is only a 30-minute drive.

For commuters, a whole host of local bus operators and Bus Éireann offer both local and national services. Drogheda is also a major stop on the Dublin-Belfast rail line, with a fast and frequent service to both locations.













YOUR PERFECT LOCATION

SCHOOLS

- EXPERIENCE T
- 2. ENJOY THE P

SPORT & LEISURE

- 1. EXPERIENCE T
- 2. ENJOY THE P

SHOPPING

- 1. EXPERIENCE T
- 2. ENJOY THE P





LUXURIOUS LIVING WITH MODERN COMFORTS

EXTERNAL FINISHES

- Experience the elegance of Kingscourt Brick,
 a premier red brick selection, offering timeless
 beauty and minimal upkeep.
- Enjoy the practicality of low-maintenance uPVC fascia & soffits, ensuring your home remains pristine with little effort.
- Discover the charm of cobble-locked car parking spaces, adding a touch of class to your everyday.
- Seeded rear gardens, ready for you to cultivate your personal oasis.
- Relish the privacy and durability of a timber panel fencing with robust concrete plinth posts concrete block wall to the rear boundary
- Benefit from the eco-friendly permeable concrete paving in all parking areas, combining functionality with sustainability.

INTERNAL FINISHES

- All walls and ceilings boast a smooth plaster skim and painted to create a perfect canvas for your home décor.
- Gain easy access to attic space with an insulated, air-tight trap door complete with a convenient pull-down ladder.
- Navigate your stairways with beautiful hardwood handrail and painted balustrades.
- Walk through fully floor tiled entrances, kitchens, and utility areas, designed for both style and practicality.
- Interiors designed by Sabrina Callan Interior Design.
- Enjoy the modern convenience of low profile shower trays and sleek shower doors in all ensuites.
- Thermostatically-controlled shower in master en-suite, ensuring your ideal temperature at all times.
- Luxury bath, equipped with a bath shower mixer and handset for versatile use.
- Part wall tiling with floor tiles, enhancing both wall and floors in bathrooms and en-suites.
- Experience luxury of Sonas sanitary ware in all bathrooms and en-suites.

PREMIUM DOORS AND IRONMONGERY

- Stylish 2-panel painted doors, framed with matching architraves and with high-quality satin chrome hardware.
- Ultra tech anthracite grey front door

KITCHEN AND UTILITY ROOM

- Contemporary fitted kitchen, boasting modern style worktops, integrated features, chrome handles and a tiled splash-back for a clean cooking environment.
- Integrated appliances to include fridge, dishwasher, extractor fan, oven & hob for a seamless kitchen experience.
- Benefit from the utility room's optimal design, featuring ample electrical sockets and a practical sink.
- Washing and drying machines will both be provided in each utility room, and will be stacked to maximise the space and functionality of the room.
- All electrical appliances provided by Briscoes Electrical, Drogheda.

ELECTRICAL AND PLUMBING SYSTEMS

- Stay safe with standard-fit smoke and heat detectors and a pre-wired intruder alarm.
- Remain connected with provisions for Virgin Media, Eir, and Siro high-speed broadband.
- Enjoy an abundance of electrical sockets, including USB ports strategically placed throughout the home for your convenience.
- The houses at Ballymakenny Park enjoy many features designed to reduce energy demand and to reduce the cost of heating and hot water production.
- 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 ensuring efficiency and energy saving.



SUSTAINABLE ENERGY SOLUTIONS

- Embrace sustainability with provision made for the future fitting of PV Solar Panels and an efficient air-to-water heat pump system providing all heating and hot water needs.
- Experience enhanced comfort with air-tightness membranes and superior insulation, designed to minimize heat loss and maximize energy efficiency.
- Prepare for the future with electric car provision made for easy fitting of EV charger accessible to in-curtilage parking spaces

WINDOWS AND VENTILATION

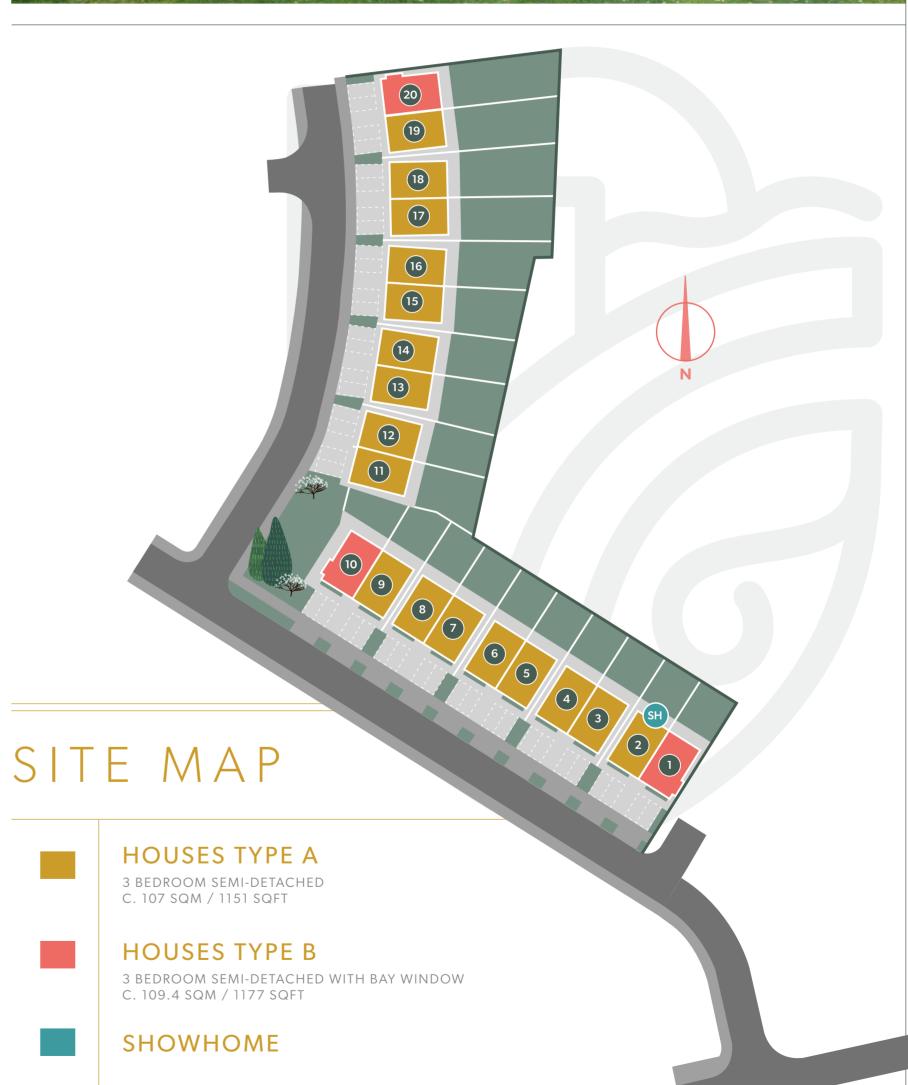
- Benefit from high-performance, double-glazed, uPVC future proof windows provided by Munster Joinery, ensuring optimal thermal efficiency and noise reduction.
- Enjoy a fresh living environment with a mechanical extract ventilation system that automatically adjusts to provide the ideal indoor air quality.

GUARANTEED QUALITY AND PEACE OF MIND

 Invest with confidence, knowing each home at Ballymakenny View is backed by a Homebond 10year Structural Warranty and meets the rigorous Near Zero Emission Building (NZEB) standards for an A2 BER rating.







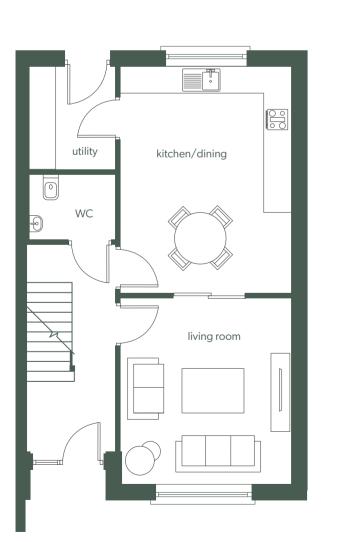


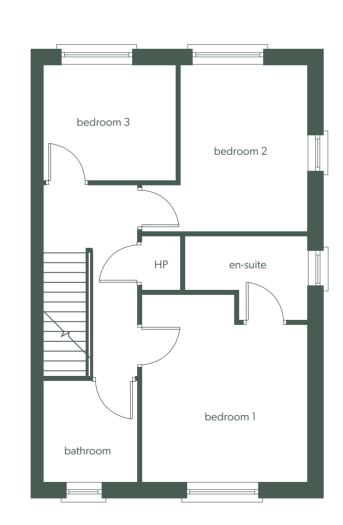




Site plan is for illustrative purposes only. Final layout may vary







GROUND FLOOR

FIRST FLOOR

0

0

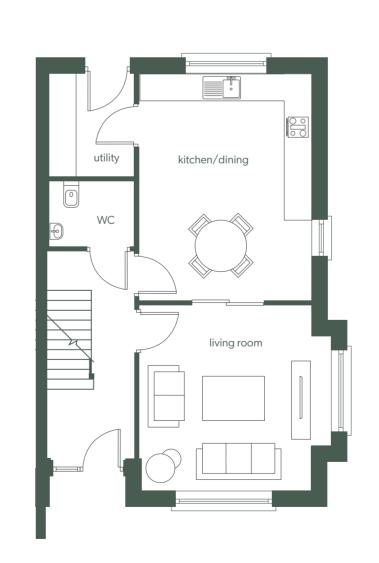
Z

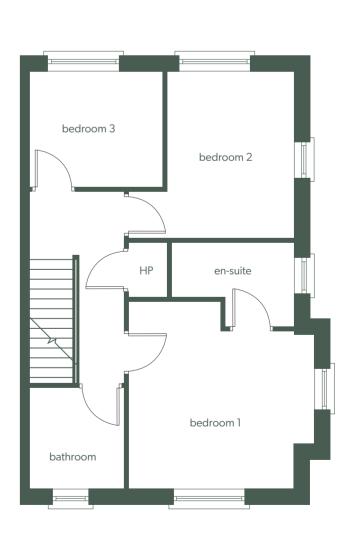
D

S









GROUND FLOOR

FIRST FLOOR









ABOUT THE DEVELOPER

PRÔP

SUSTAINABLE HOMES MADE SIMPLE

At Prop, our mission is simple – to build sustainable homes and communities that are carefully planned and designed for today's homeowners. We don't just build houses; we make sure that our vision is closely aligned with the needs of the surrounding community, so our developments both complement and enhance their locations. Our ultimate aim is to nurture communities with purpose that support and sustain the people who live within them.

PROFESSIONAL TEAM

AGENTS



PSRA 002239

Tel. **041 9810848**

DEVELOPER



SOLICITOR



Shane Black Property Advisors & Agents and the Vendor/Lessor give note that the particulars and information contained in this brochure do not form any part of any offer or contract and are for guidance only. The particulars, descriptions, dimensions, references to condition, permissions or licences for use or occupation, access and any other details, such as prices, rents or any other outgoings are for guidance only and are subject to change. Maps and plans are not to scale and measurements are approximate. Whilst care has been taken in the preparation of this brochure intending purchasers, Lessees or any third party should not rely on particulars and information contained in this brochure as statements of fact but must satisfy themselves as to the accuracy of details given to them. Neither Shane Black Property Advisors & Agents nor any of its employees have any authority to make or give any representation or warranty (express or implied) in relation to the property and neither Shane Black Property Advisors & Agents nor any of its employees nor the vendor or lessor shall be liable for any loss suffered by an intending purchaser/Lessees or any third party arising from the particulars or information contained in this brochure. Prices quoted are exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchasers/lessees shall be liable for any VAT arising on the transaction. This brochure is issued by Shane Black Property Advisors & Agents on the understanding that any negotiations relating to the property are conducted through it.