



# THE PARK AT BRIDGEGATE





# Ardee

lies along the 15th Century Pale frontier between Dundalk and Kells.







# Distinctive

Ardee is located at the intersection of the N2, N52 & N33 roads. A medieval 'walled town', with a distinctive central Main Street and long narrow properties extending away from the main street on either side, it is an attractive blend of the ancient with modernity.

The town lies along the 15th Century Pale frontier between Dundalk and Kells. Ardee is home to one of the largest fortified medieval tower houses in Ireland known as Ardee Castle (also known as St. Leger's Castle) built c. 15th century.

Ardee straddles the River Dee where the legendary hero in Irish folklore Cúchulainn fought, defeated and killed his friend Ferdia in the course of the Táin Bó Cuailnge, a battle that gave the town its name – Baile Atha Fhirdhia – Town of Ferdia's Crossing.



# Connected



Linked to Dublin and Belfast by the M1 corridor, Ardee is a major town on the N2 corridor which runs from Dublin to Derry and the North West.

Serviced by a comprehensive bus and motorway network, Bus Eireann and other private bus firms run several daily bus services to Dundalk, Drogheda, Monaghan and Dublin directly.

The M1 motorway is a short driving distance making a commute to Dublin possible in under 45 minutes.

Dundalk Train Station is only a 20 minute drive with Drogheda Train Station just 25 minutes away, both offering intercity rail passenger services to and from Dublin and Belfast and further afield.



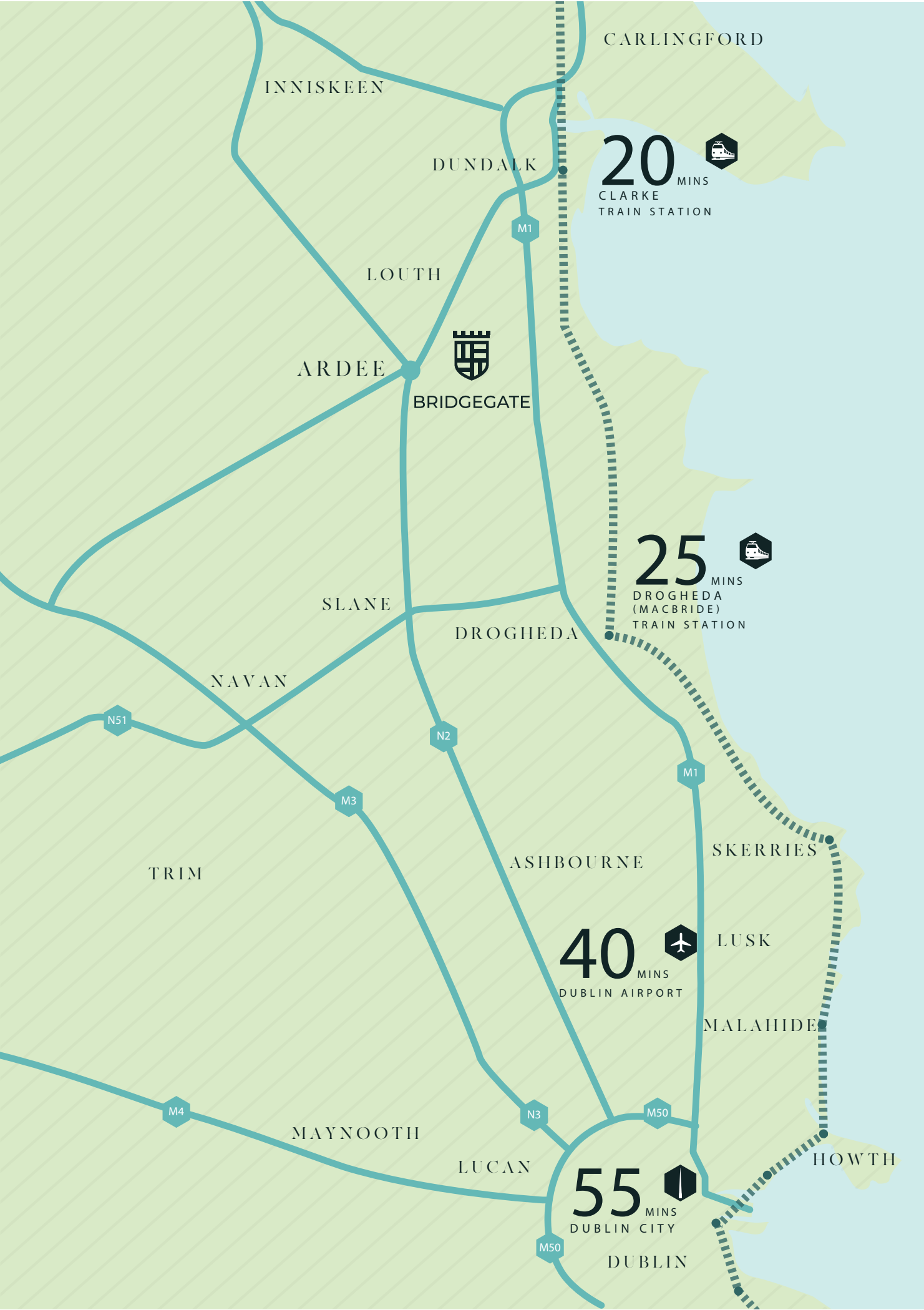




# Quality

Bridgeway by Richmond Homes is a prestigious 'A' Rated development and the homes are eligible for the First Time Buyer "Help to Buy" Scheme for qualifying buyers.





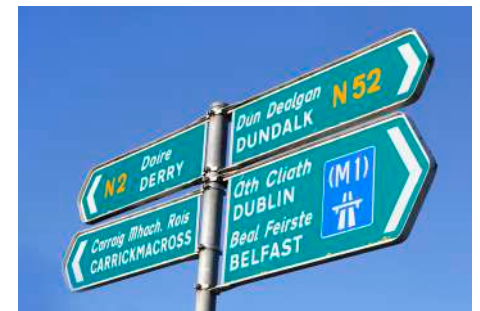




# On your doorstep...

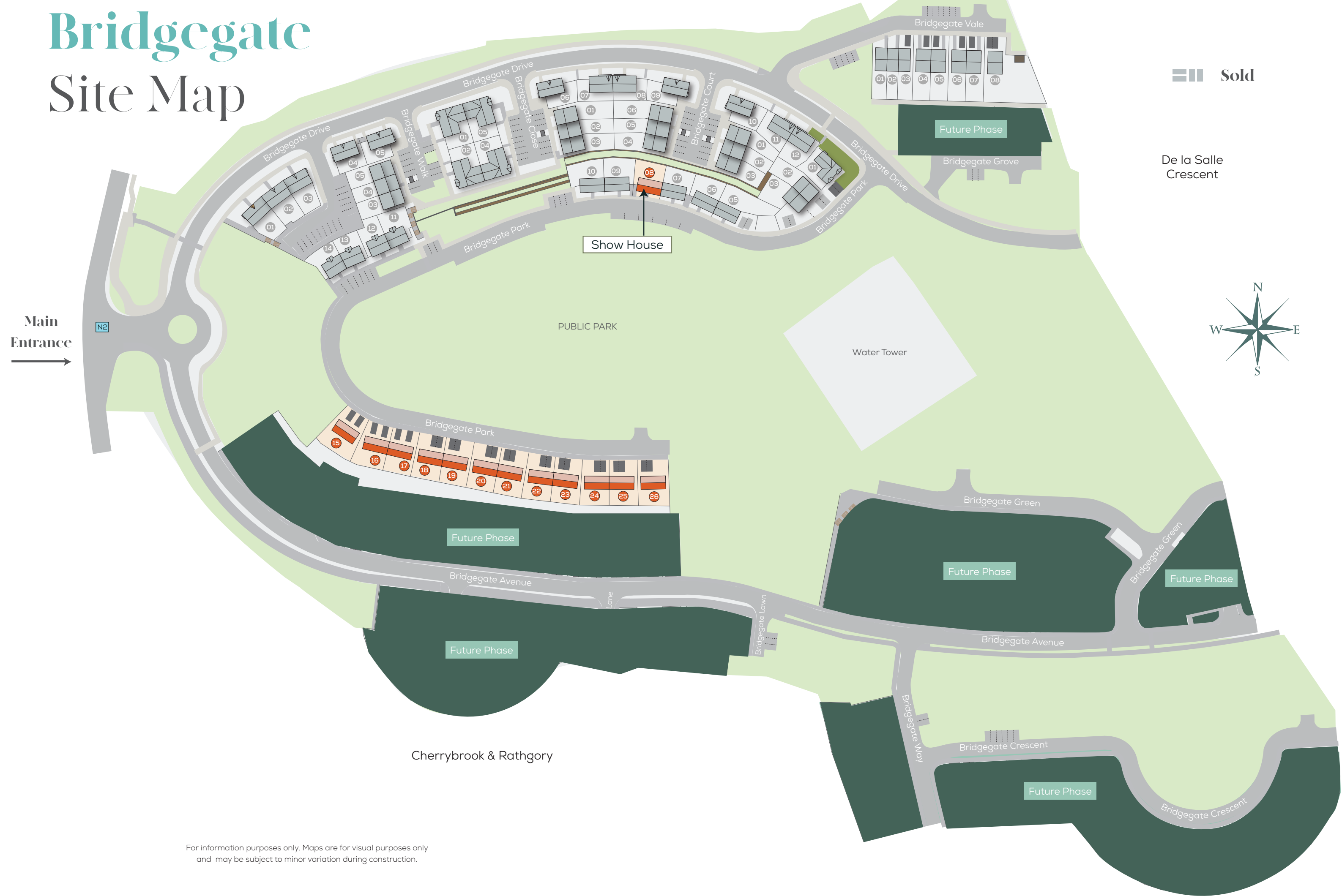


- |                                  |                           |                     |
|----------------------------------|---------------------------|---------------------|
| 1. Fair Green Park               | 6. St Mary's GAA          | 11. Rugby pitch     |
| 2. SuperValu                     | 7. Ardee Community School | 12. Tennis Club     |
| 3. Ardee Educate Together        | 8. Lidl                   | 13. Hunterstown GAA |
| 4. Ardee Community Parish Centre | 9. St Kevins GAA          | 14. Ardee Celtic FC |
| 5. Pre School Little Steps       | 10. Ardee Golf Club       | 15. Ardee Library   |





# Bridgewater Site Map



For information purposes only. Maps are for visual purposes only and may be subject to minor variation during construction.



# The Park at Bridgegate

Main  
Entrance  
→



 **The Delvin**  
3 Bed Semi Detached  
107 sq. m / 1,150 sq.ft

 **Sold**







# Your Own Home Office



## Special Features

### **BUILDING ENERGY RATING**

Energy consumption is essential for the comfortable running of a home whether it is for the provision of heat, hot water, lighting or the operation of appliances. Our homes have been constructed to achieve a minimum of an A3 Building Energy Rating.

### **HEATING**

A high efficiency gas condensing boiler central heating system.

### **HEAT RETENTION**

uPVC windows, improved air tightness together with high levels of ground floor and wall insulation improve energy efficiency by reducing heat loss. Energy Rated Composite Front Door with five point locking system.

### **PHOTOVOLTAIC PANELS**

Photovoltaic Panels will generate free electricity to supplement household power consumption.

### **KITCHEN**

Contemporary custom fitted kitchen units and cupboards.

### **MAINTENANCE FREE EXTERIORS**

Selected brick and render finishes, uPVC window frames, uPVC Gutters and soffits combine to provide low maintenance exteriors.

### **GUARANTEE**

Bridgeway Homes are covered by a 10 year guarantee scheme.

### **STORAGE**

Homes benefit from an ample amount of storage space to include custom fitted wardrobes as per relevant show home.

### **BATHROOMS AND EN SUITES**

High quality sanitary ware in the main bathroom, en-suites and downstairs WC with coordinated wall tiling.

### **ELECTRICAL SPECIFICATION**

All homes come with a generous electrical specification. CAT 5 cabling.

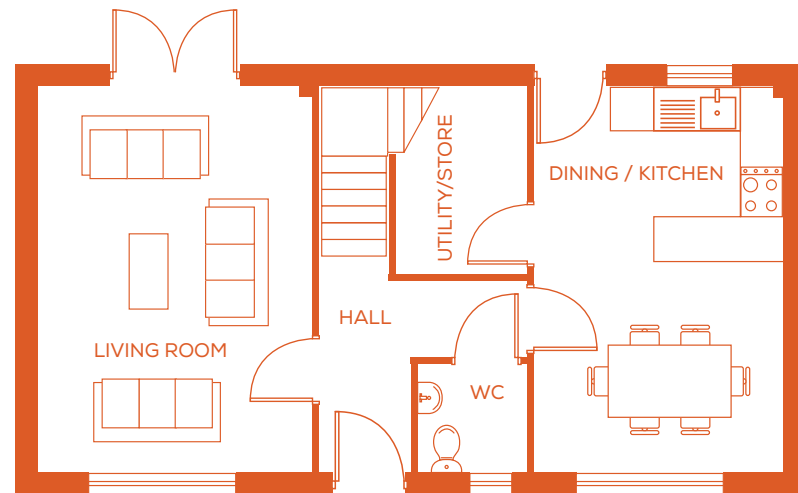




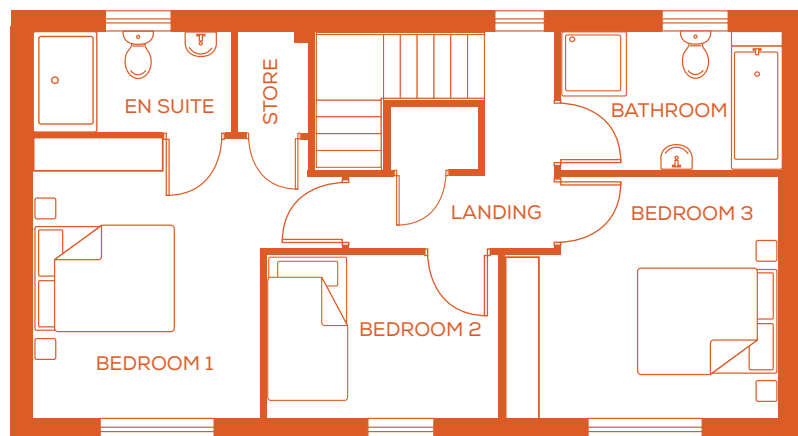
# The Delvin

3 Bed Semi Detached

107 sq. m / 1,150 sq.ft



Ground Floor Plan



First Floor Plan

For information purposes only. Do not scale from drawings.  
House layout may be handed. Internal layout may be subject to minor variation during construction.





# Professional Team

## Developer



Embassy House  
Ballsbridge Terrace  
Dublin 4  
W: richmondhomes.ie

## Selling Agents



PSRA: 002239  
2 South Quay Buildings,  
South Quay, Drogheda,  
Co. Louth, A92 Y9KF  
T: (041) 981 0848  
E: info@shaneblackproperty.ie

## Solicitors

O'REILLY THOMAS  
SOLICITORS

8 North Quay  
Drogheda, Co. Louth  
T: (041)9833777  
E: info@oreillythomas.ie

design: byroncreative

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