





LOUR NEW HAPPY PLACE



## **Welcome to Gort Mell**

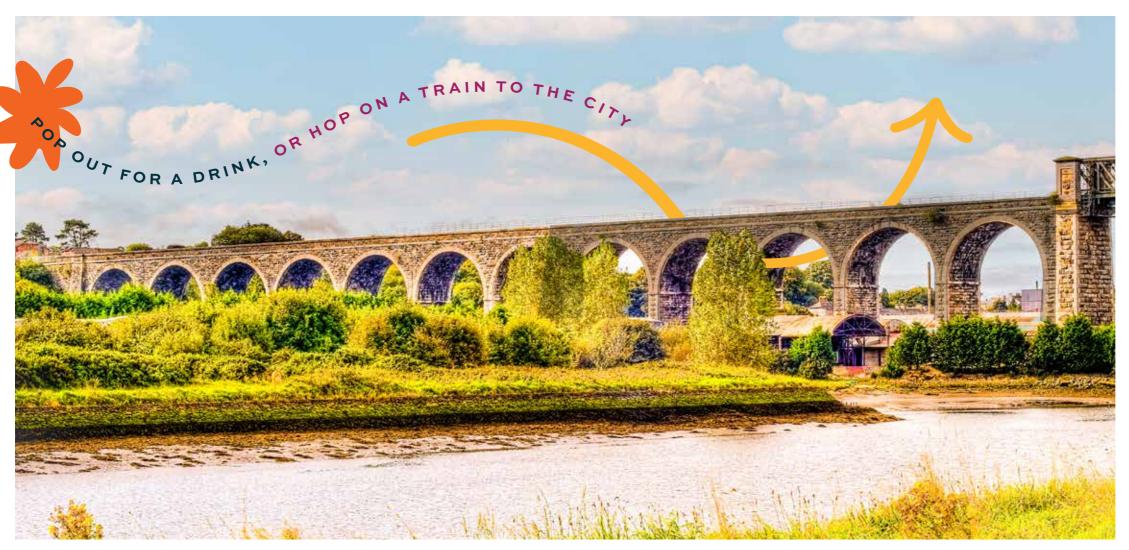
Gort Mell is a wonderful new development consisting of 1,2, 3 & 4 bedroom homes conveniently located just off the M1 on the Old Slane Road, only minutes from Drogheda town centre. Gort Mell is perfect for both first time buyers and growing families alike.

These beautiful A-Rated homes, from award – winning developer Lagan Homes are finished to the highest of standards and offer spacious, superior accommodation within an attractive landscaped development.









# Fantastic Amenities Right On Your Doorstep

Gort Mell is just minutes from
Drogheda town centre, a bustling
hub of activity both day and night.
Indulge in some retail therapy
at Scotch Hall, catch some live
music in one of the many venues
around the town or get together
with a friend over coffee or brunch.

Or if you're the active type, there's a huge choice of sporting options nearby, including fantastic golf courses, like Baltray and Bettystown Golf Club only a few minutes drive away.























## Modern Life In A Historic Setting. Discover The Best Of Drogheda



As one of the oldest towns in Ireland,
Drogheda is packed with things to see
and do. A walk through the town centre
is a walk through history, yet modern
amenities, shops, restaurants and pubs exist
seamlessly among these ancient structures
and monuments. This charming town has
everything you need within easy reach.

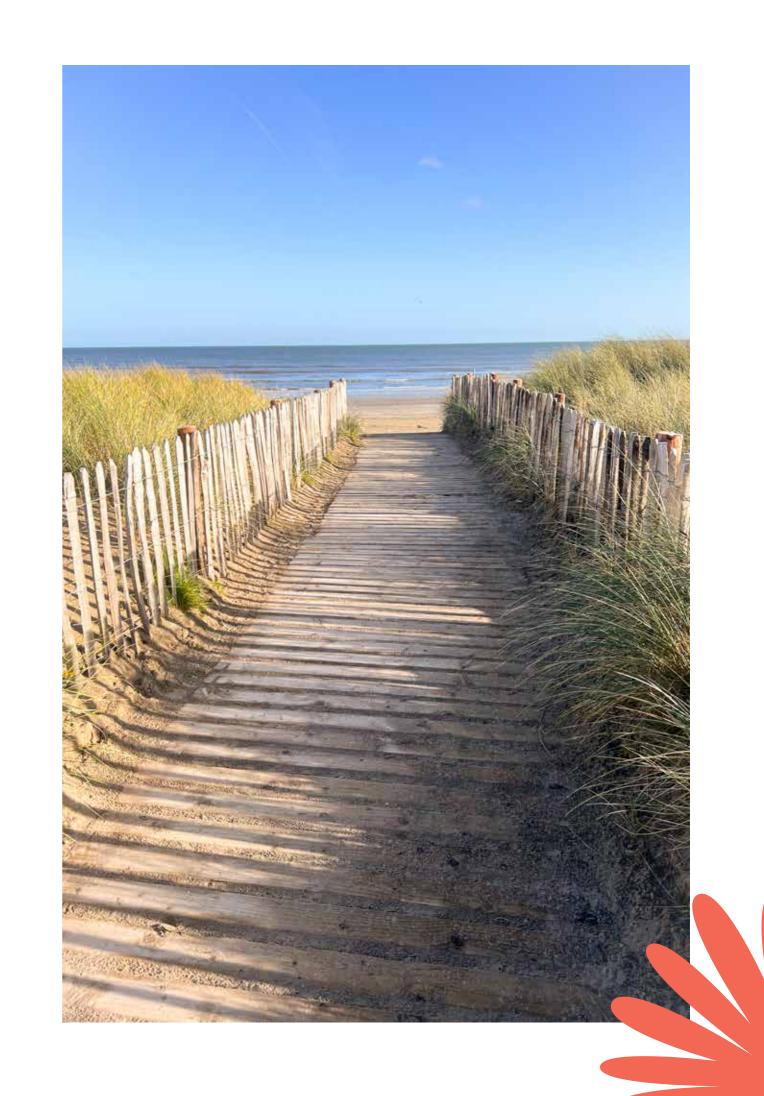


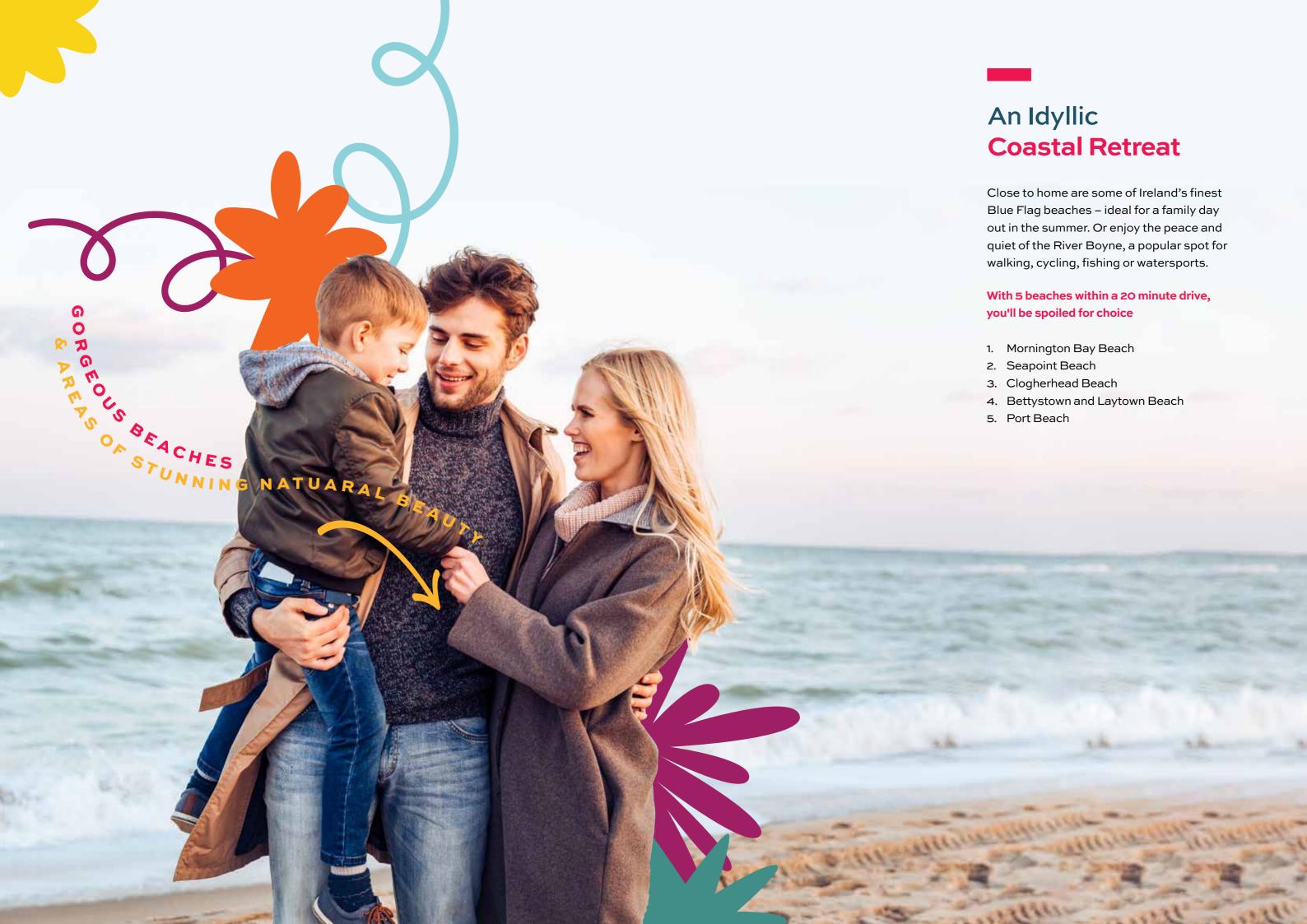


## Miles of Sandy Beaches To Explore

Drogheda boasts breathtakingly beautiful beaches, stretching along the shores of the Irish Sea, these pristine sandy stretches offer a tranquil escape and picturesque vistas.

From the golden sands of Termonfeckin and Bettystown Beach to the rugged beauty of Mornington Beach, Drogheda's coastline provides a perfect blend of serenity and natural splendour.





## A Perfect Place To

## **Grow & Learn**

For your families educational needs, Drogheda has a strong educational offering with over 20 schools servicing the locality.

Gort Mell is in close proximity to Mell National School, St. Joseph's National School, St. Peter's National School and secondary schools at Drogheda Educate Together, Our Lady's College and Ballymakenny College.











Drogheda is well serviced by rail and bus transport services, educational and retail facilities at West Street, Scotch Hall Shopping Centre and Laurence Shopping Centre as well as Retail Parks on the north and south sides of the town.



#### APPROX TRAVEL TIMES

3 mins

7 mins

11 mins

25 mins

32 mins

39 mins

45 mins

75 mins





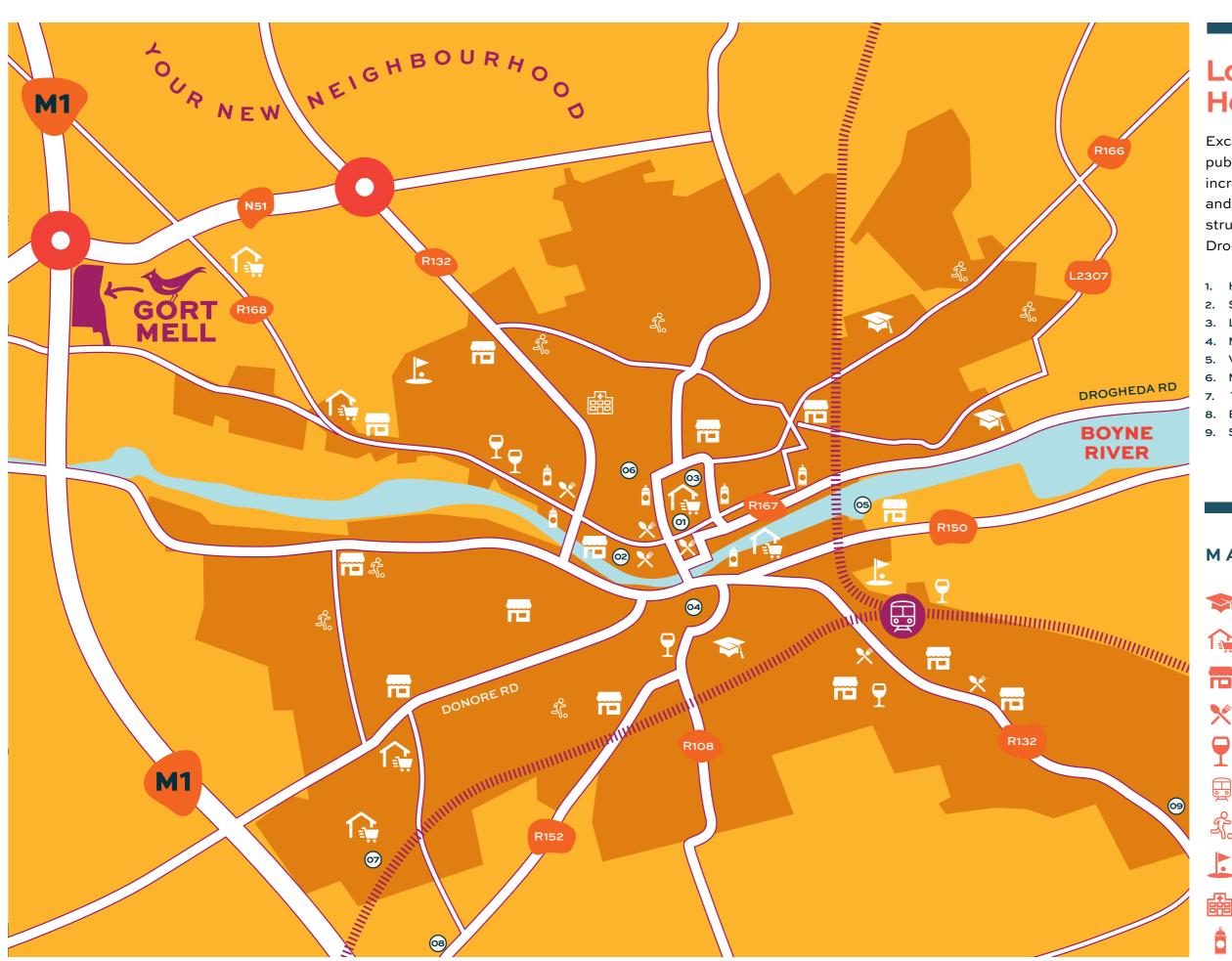
#### **BYTRAIN**

Belfast City Centre

Dublin	34 mins
Belfast	90 mins

All times are approx. and may vary during peak times





## Local **Hotspots**

Excellent schools, bustling pubs, great restaurants, incredible museums and galleries, historic structures at every turn... Drogheda really has it all.

- 1. Highlanes Gallery
- 2. St. Peter's Church
- 3. Laurence's Gate
- 4. Millmount Museum
- 5. Viaduct
- 6. Magdalene Tower
- 7. Tommy Leddy Theatre
- 8. Boann Distillery
- 9. Southgate Shopping Centre

#### MAP ICONS





SHOPPING CENTRE



**CONVENIENCE STORE** 



• RESTAURANT



• PUB / BAR



• TRAIN STATION



SPORTS / GYM



• GOLF



• HOSPITAL

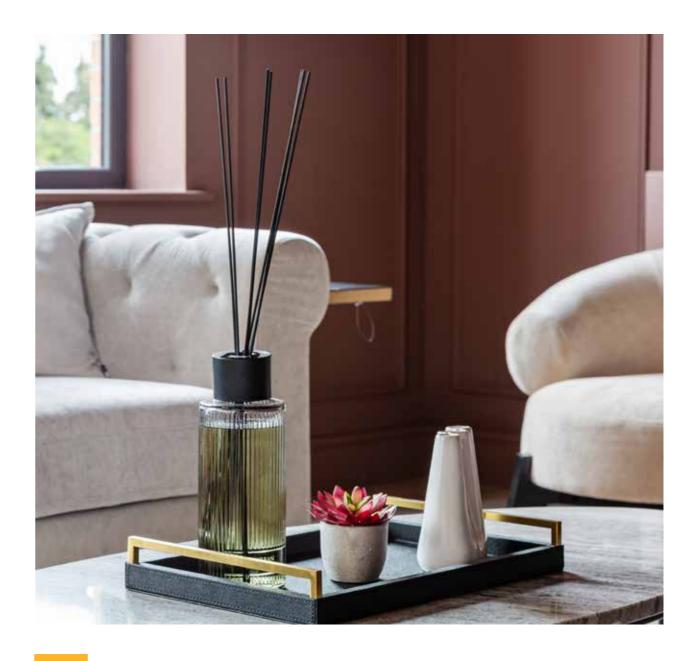


• STREET ART





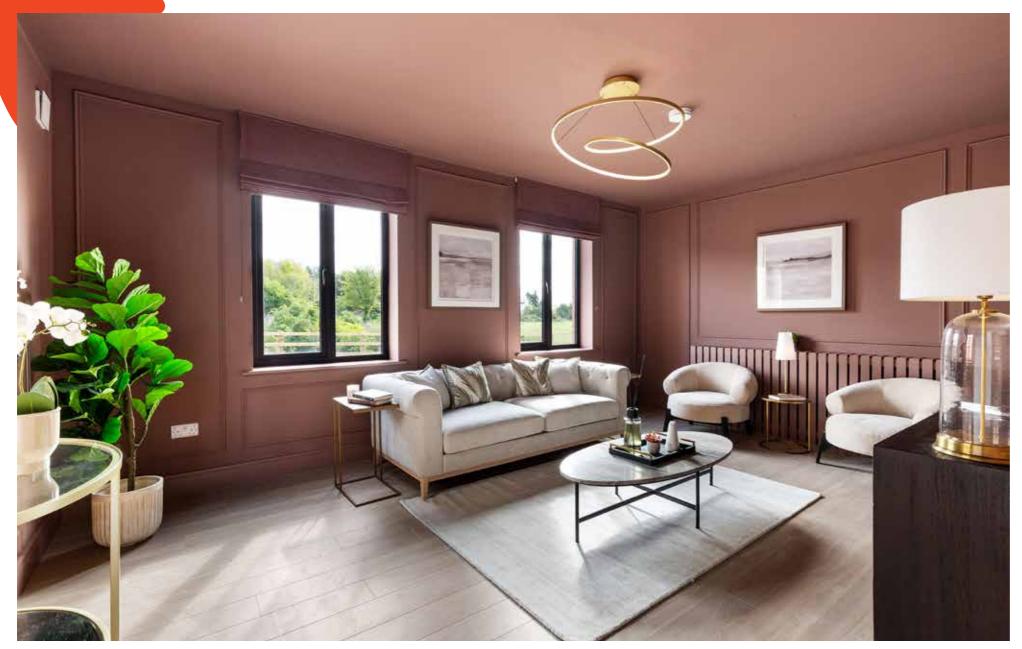




## Stylish, Spacious, Modern Family Homes



With a wonderful selection of 1, 2, 3 & 4 bedroom homes, Gort Mell is ideal for growing families of all ages and sizes. Each home is meticulously designed and finished with the latest features to ensure a comfortable lifestyle for every member of the family. Well appointed kitchen, bright living spaces are complimented by spacious bedrooms offering the perfect blend of living and bedroom accommodation. There are fast and frequent transport options on your doorstep, both locally and to Dublin, Gort Mell is quite simply an incredible opportunity to purchase a superior family home that suits the needs of every life stage.













## Heating, Ventilation & Water Systems

- Pressurised hot and cold water supply to kitchen, bathrooms, en-suites and utility room where present.
- Highly efficient air source heat pumps

#### **Electrical**

- Wired for broadband
- Data point and TV connection
- Generous quantity of electrical sockets and lighting
- Recessed downlight to kitchen
- Houses with private driveways will have ducting for an EV charger
- Generous electrical kitchen appliance package subject to contracts being signed and returned within 21 days from date of contract issue

#### **Energy Efficiency**

A2 energy rated homes

#### **Kitchens & Wardrobes**

- Contemporary fitted kitchen
- Fitted wardrobes in selected bedrooms

#### **Bathrooms**

- Stylish sanitary ware fitted to all bathrooms to include shower screens
- Part wall and floor tiling
- Heated towel radiators in selected bathrooms

#### **Interior Finishes**

- Internal walls painted to a high standard, one colour throughout
- Quality interior joinery to include painted doors and contemporary skirting and architraves
- Pull down access ladder to attic

#### **External Finishes**

- Attractive brick and render facade
- Maintenance free uPVC double glazed windows, fascia and soffit
- Attractive paved driveways
- Seeded gardens as standard
- Engineered timber front door with 5 point locking system

#### **Building Warranty**

• Each home is covered by Homebond 10 year Structural Warranty







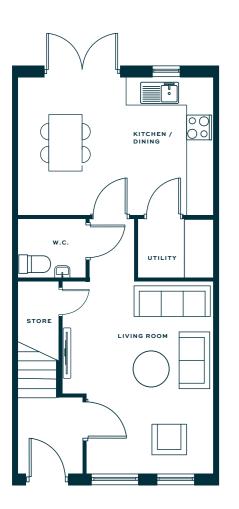


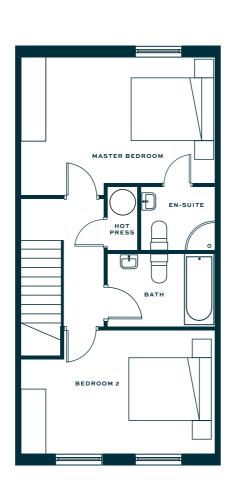




THE SPARROW

2 BED TERRACED / END TERRACE. 86.6 SQ.M / 931 SQ.FT



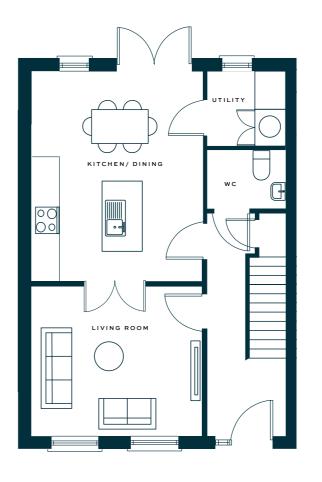


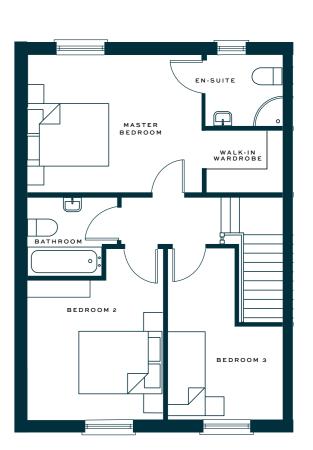
## FLOOR PLANS



THE MAGPIE

3 BED SEMI - DETACHED. 103 SQ.M / 1109 SQ.FT





**Ground Floor** 

**First Floor** 

**Ground Floor** 

**First Floor** 

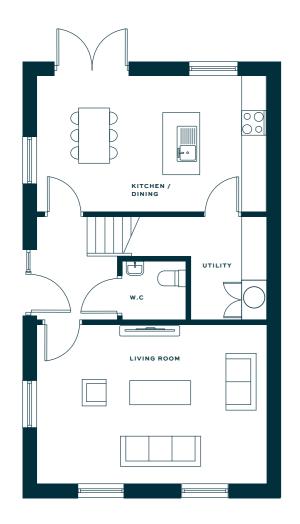


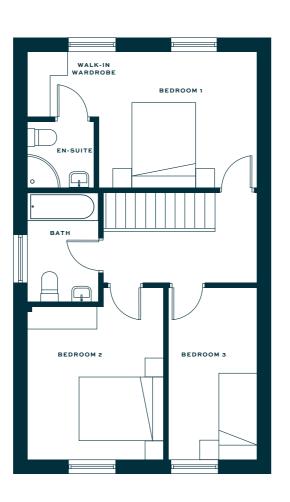




THE BLUEBIRD

3 BED SEMI DETACHED/ END TERRACE. 107.6 SQ.FT / 1156 SQ.FT



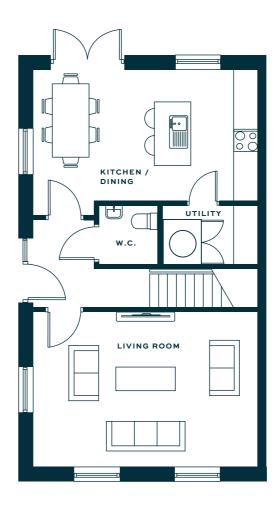


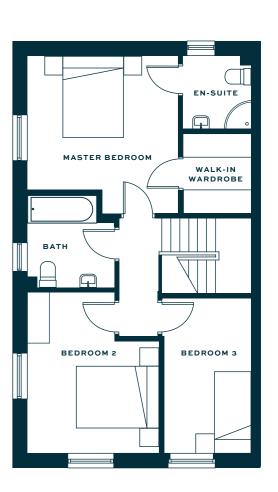
## FLOOR PLANS



THE HUMMINGBIRD

3 BED SEMI - DETACHED/ END TERRACE. 107.6 SQ.M / 1157 SQ.FT





**Ground Floor** 

**First Floor** 

**Ground Floor** 

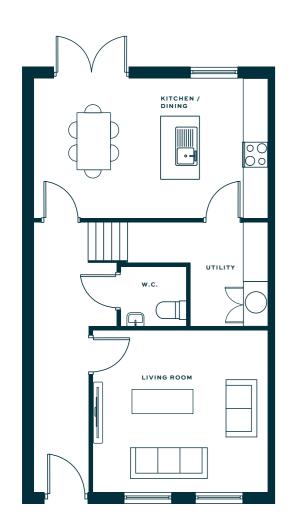
**First Floor** 

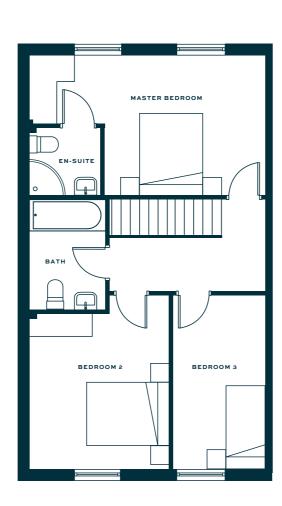




THE ROBIN

3 BED SEMI DETACHED /END TERRACE. 108 SQ.M / 1162 SQ.FT





**Ground Floor** 

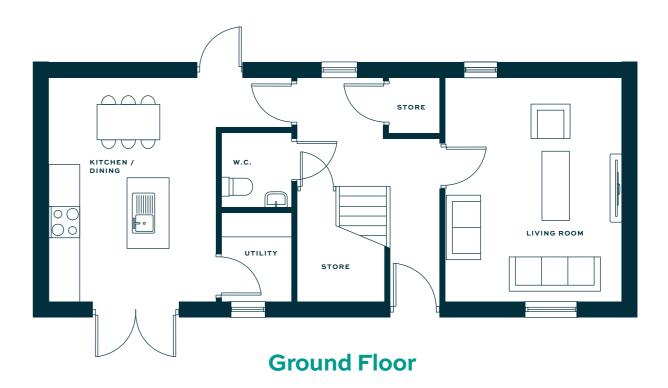
**First Floor** 

## FLOOR PLANS



#### THE DUNLIN

3 BED TERRACE/END TERRACE. 113 SQ.M / 1216 SQ.FT





**First Floor** 



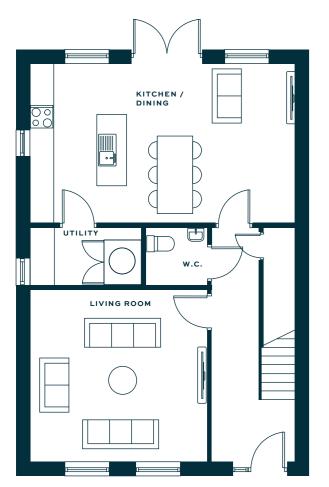


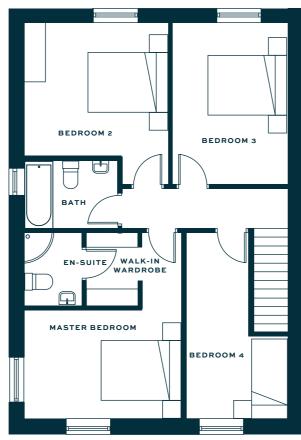


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THE HERON

4 BED DETACHED. 135.4 SQ.M / 1456 SQ.FT



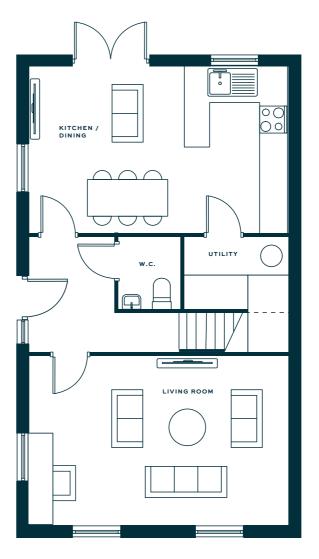


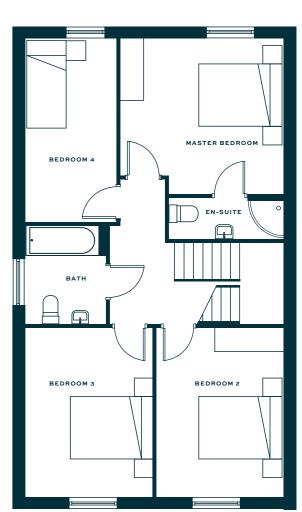
#### FLOOR PLANS



THE KINGFISHER

4 BED DETACHED. 130 SQ.M / 1398 SQ.FT





**Ground Floor** 

**First Floor** 

**Ground Floor** 

**First Floor** 



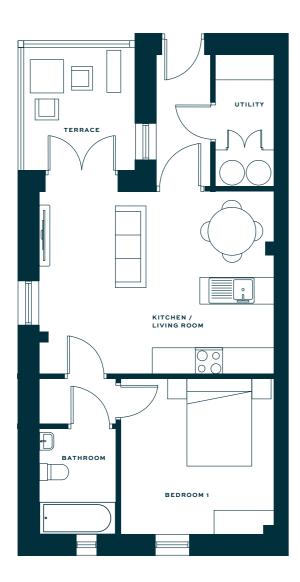






THE TOUCAN 1

1 BED GROUND FLOOR APARTMENT. 51 SQ.M / 549 SQ.FT



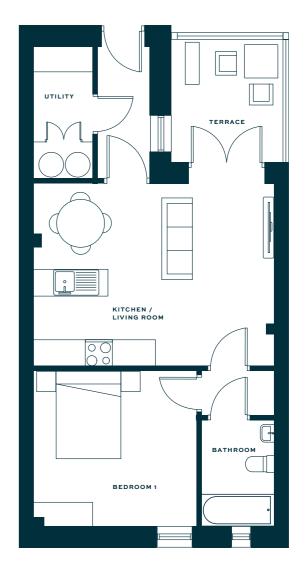
**Ground Floor** 

## FLOOR PLANS



THE TOUCAN 2

1 BED GROUND FLOOR APARTMENT. 52.3 SQ.M / 563 SQ.FT



**Ground Floor** 

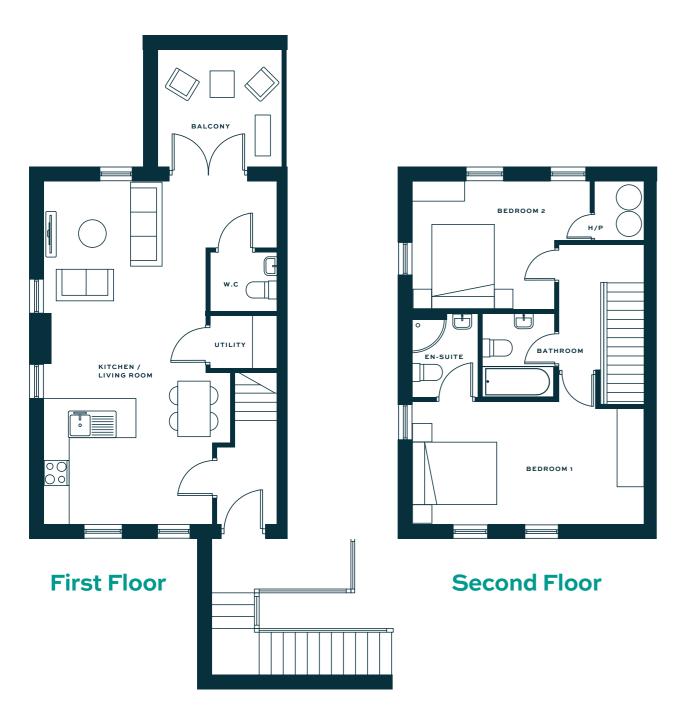






THE SANDERLING 1

2 BED DUPLEX APARTMENT. 90 SQ.M / 969 SQ.FT



## FLOOR PLANS

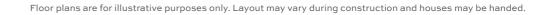


THE SANDERLING 2

2 BED DUPLEX APARTMENT. 89.6 SQ.M / 964 SQ.FT

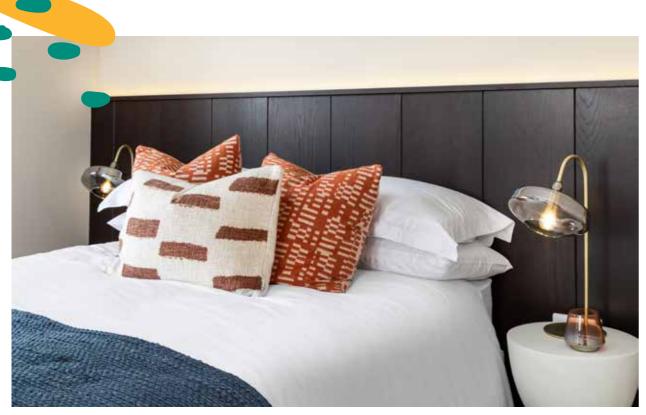




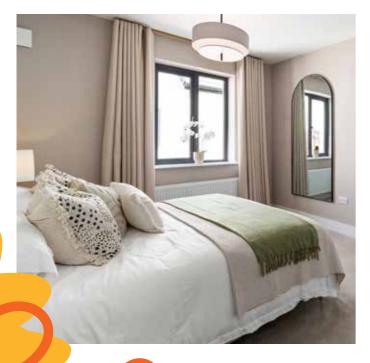










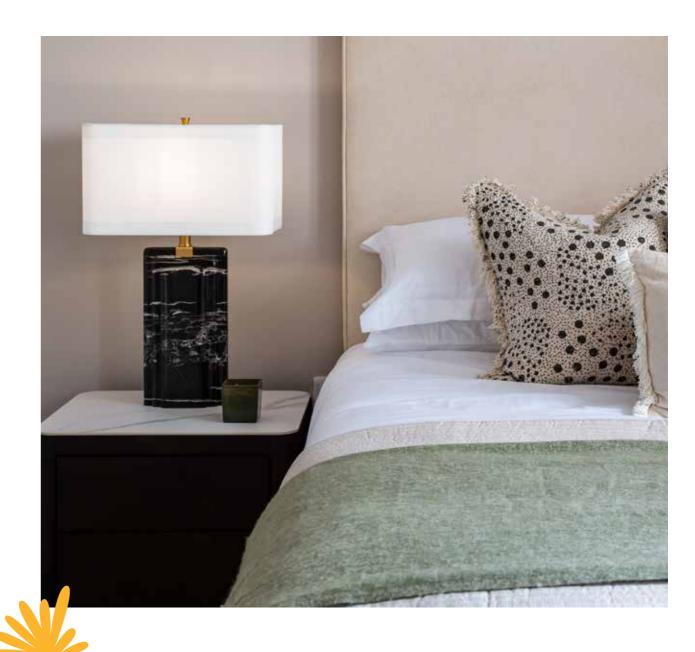


# LaganHomes®

Established in 1983, Lagan Homes has three regions operating in the Republic of Ireland, Northern Ireland and England. The three divisions combined are unrivalled in depth of experience and are fully committed to creating great places to live. As a group we pride ourselves on being modern, innovative, and different.

Our objective is to transform innovative and creative designs into practical and stylish homes and our commitment remains focused on delivering complete customer satisfaction.

We welcome sustainable and naturerich places where communities thrive and where people of all ages and backgrounds enjoy a great quality of life. Our passion for quality and design underpins everything we do. All Lagan Homes Ireland homes are created with care, expertise and relentless attention to detail.



## PROFESSIONAL TEAM

LaganHomes



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Dublin 15
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#### **SOLICITORS**

Amoss Solicitors Warrington House Mount Street Crescent Dublin 2



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