



WHITEFIELD  
HALL

Bettystown, Co. Meath

A Selection of 2, 3 & 4 Bedroom Homes

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Register your interest at [www.whitefieldhall.com](http://www.whitefieldhall.com)





# WHITEFIELD HALL

## LIVING IS EASY BY THE SEA

A superior new home development of stylish  
“A” rated 2, 3 & 4 bedroom family homes.

Whitefield Hall will comprise of 205 exceptionally large 2, 3 & 4 bedroom family homes, with on site crèche and local shop planned to service the development.

Each home has been attentively planned, both inside and out with the emphasis on space. Inside the properties are well laid out with practical storage, spacious bedrooms, versatile kitchen and living area layouts. There are an abundance of landscaped green areas laid out throughout the Development. Whitefield Hall provides you with well-proportioned rooms, excellent finishes and a high quality specification.



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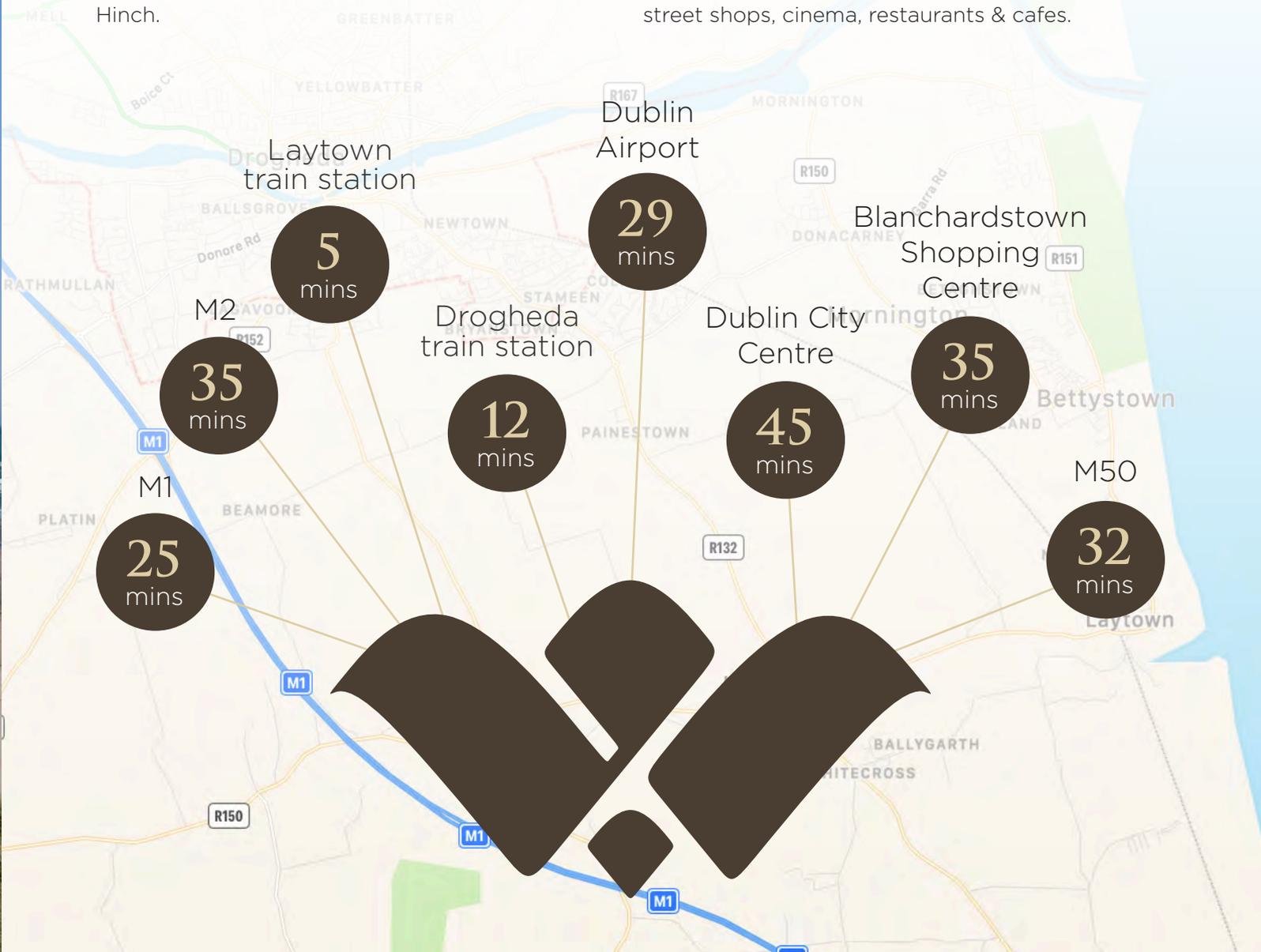
# LOCATION

Bettystown, Co. Meath boasts some of the east coast's finest beaches, which are located approx. 1.5 km from Whitefield Hall. The Village of Bettystown offers a host of amenities including shops, restaurants, pubs and cafés. There is a large leisure centre equipped with gym, spa and swimming pool and for the golfing enthusiast Laytown & Bettystown Golf Links are within a 5 minute drive.

There is an ample selection of both national and secondary schools within close proximity to Whitefield Hall; to include Scoil Oilibhear Naofa, Scoil an Spioraid Naomh, Laytown National School, Le Cheile Educate together & Coliaste Na Hinch.

Laytown & Drogheda train stations are close by, and service numerous trains daily to Dublin City Centre. Irish Rail offers a great service with up to 28 trains running daily from Laytown and up to 40 trains running from Drogheda to Dublin City. Matthews Coaches provide a reliable transport service to Dublin City and their drop-off/pick-up point is within walking distance of Whitefield Hall.

The M1 is easily accessible from Whitefield Hall with a short journey time of approx. 29 minutes to Dublin airport and the M50. Drogheda is approx. a 10 minute drive away with its huge selection of shops and bars, located in the heart of the town is Scotch Hall Shopping Centre with over 50 high street shops, cinema, restaurants & cafes.



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Bettystown Beach



Laytown Train Station

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Scoil Oilibhear Naofa



Tesco Bettystown Village



Southgate Shopping Centre



Colaiste Na Hinse



M1 Motorway

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# STANDARD SPECIFICATIONS & FEATURES

The spacious homes at Whitefield Hall will immediately impress with their attention to design and detail. Built by Granbrind each home has been designed to provide spacious family friendly accommodation for all.

## External Finishes

- Low maintenance high quality external facades with a mix of attractive brick and render finishes.
- UPVC Future proof triple glazed windows with Low U-Value of .79 for energy efficiency.
- Ultra Tech front door with four point master locking system.
- Three point locking system to all windows and doors.
- Night vent security latch on all windows.
- Gardens to the rear are top soil & seeded.
- Driveways finished with "Rustic Corrib" permeable paving.

## Energy Efficiency

- A3 Energy rating.
- Highly insulated air tight design.
- High levels of roof, walls and floor insulation.
- Air to water heat pump, incorporates multi zone controls.
- Pressurised hot & cold water.
- High performance internal pipe insulation to reduce heat loss.

## Electrical

- Wired for an alarm.
- Smoke detectors fitted throughout (mains powered).
- Carbon monoxide detectors fitted throughout.
- Digital TV connection to living room and master bedroom.
- Generous lighting and power points.

## Bedrooms

- Larger than average bedrooms.
- Digital TV connection to master bedroom.
- Contemporary wardrobes throughout.

## Kitchen & Utility room

- Superb contemporary fitted kitchen with tiled splash back.
- Generous electrical package to include: integrated dishwasher, fridge freezer, eye level oven, microwave & ceramic hob.\*
- Soft close doors.
- Utility room fitted with sink & counter top, with tiled splash back, plumbed for washing machine and dryer.

*\*Subject to contracts being signed and returned within 21 days on receipt*

## Interior finishes

- 9ft high ceilings on ground floor.
- Loft ladder supplied and fitted.
- Quality single panel primed internal doors.
- Satin chrome ironmongery.
- Painted one colour throughout.
- Superior quality internal joinery with hardwood handrail to stairs.

## Bathrooms and En-Suite's

- High quality tiling to all bathroom floors and wet areas.
- High quality wall tiling to en suite and main bathrooms.
- High quality sanitary ware.

## Structural Guarantee

All homes at Whitefield Hall are covered by the Ten Year Homebond Structural Guarantee.

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# ENERGY A RATED HOMES

The houses at Whitefield Hall, boast an A3 Energy rating. Homes with an A3 rating are the most energy efficient houses available and incorporate the latest sustainable and renewable technology resulting in lower energy costs. Homes at Whitefield Hall are constructed to the highest quality standards and will benefit from the following: -

- High level of Insulation reducing heat loss through floors, walls and roof.
- Improved air tightness which works to retain heat by limiting the impact of uncontrolled outside air permitting the house.
- Air to water heat pump, a proven renewable heating device to save on fuel bills and to reduce CO<sub>2</sub> emissions, the heat pump provides an all-in-one heating and hot water solution.
- The system design incorporates multi zone controls to ensure room temperatures are maintained at the required levels and no energy is wasted.
- High performance, low maintenance double glazed windows with a three point locking security system.

All the above components ensure your new home at Whitefield Hall will have superb energy efficiency, lower energy usage, reduced bills and higher levels of comfort.



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# HELP TO BUY SCHEME

We are delighted to advise that Grandbrind are registered for the Help to Buy scheme.



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# HOUSE TYPE 2A - 2

105 sq.mtrs / 1,130 sq.ft



Side elevation



Front elevation



Ground Floor

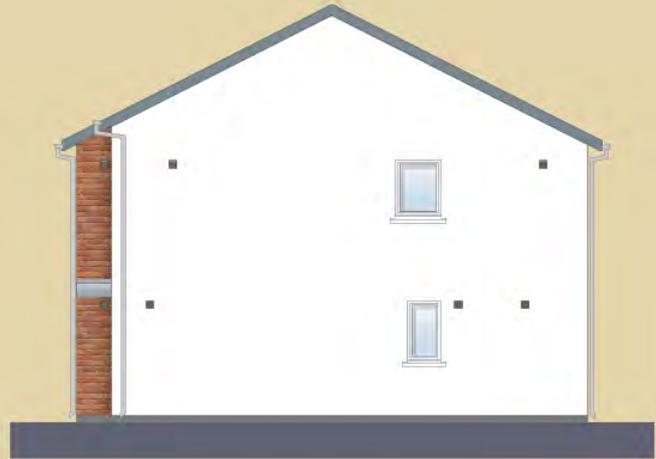
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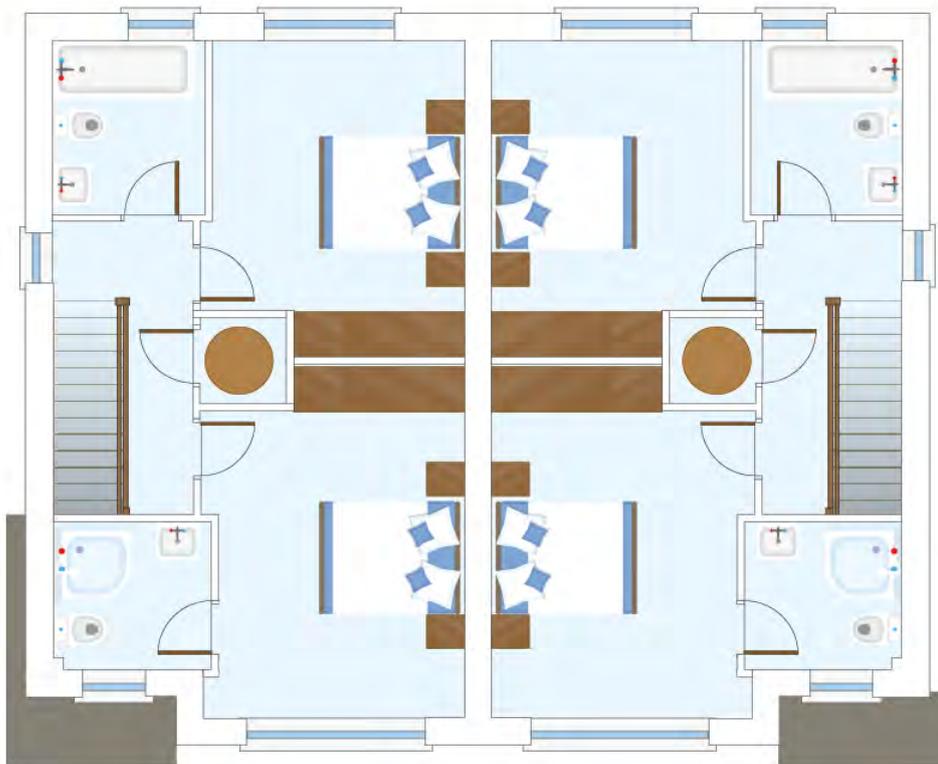
# BED



Front elevation



Side elevation



First Floor

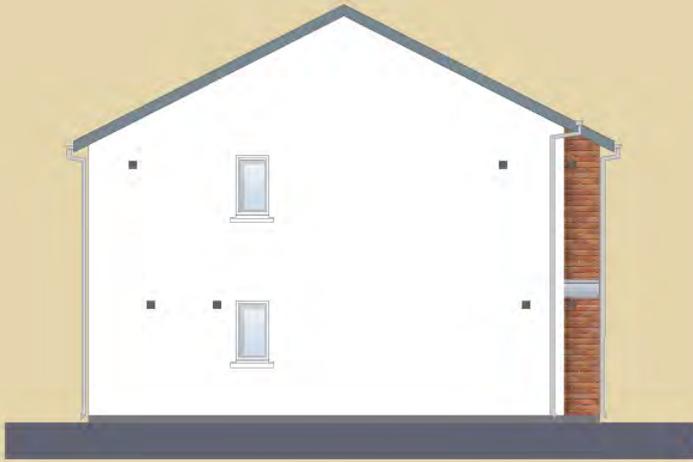
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# HOUSE TYPE 2B - 2

105 sq.mtrs / 1,130 sq.ft



Side elevation



Front elevation



Ground Floor

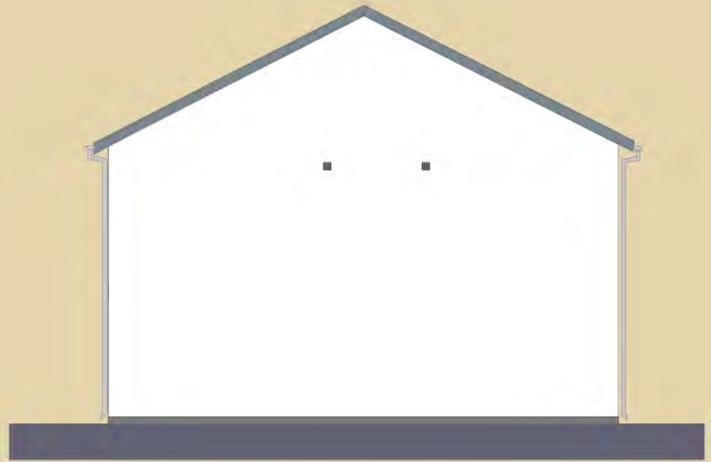
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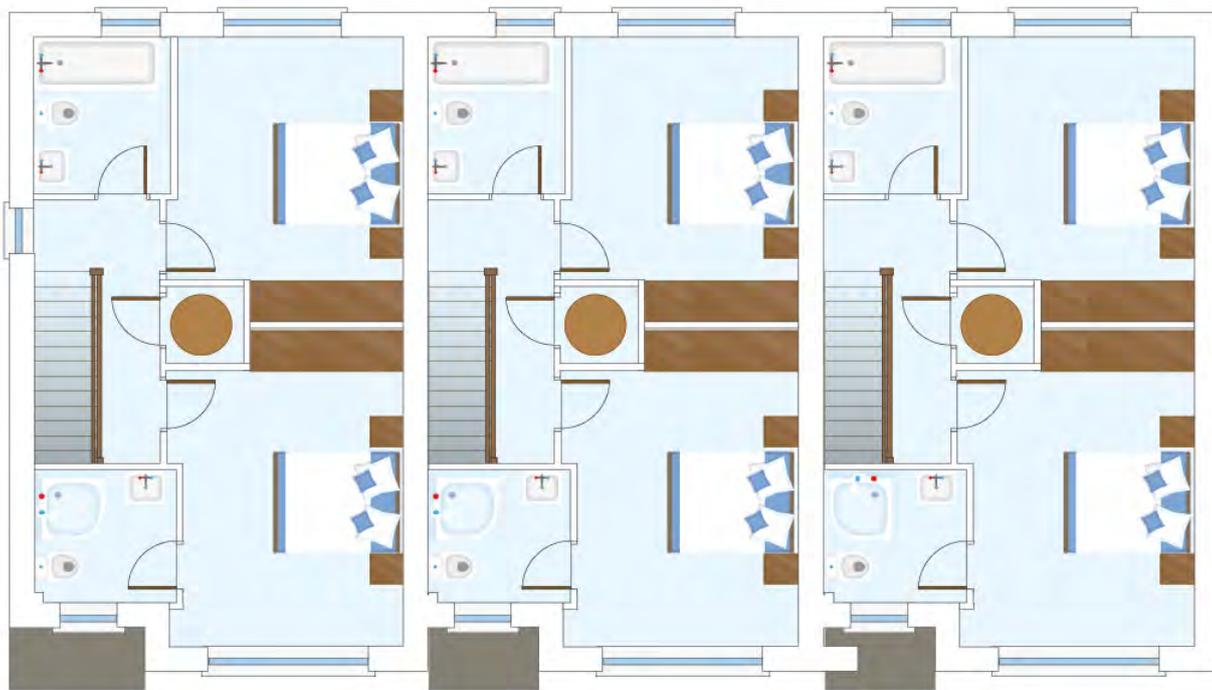
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Elevation



Side elevation



First Floor

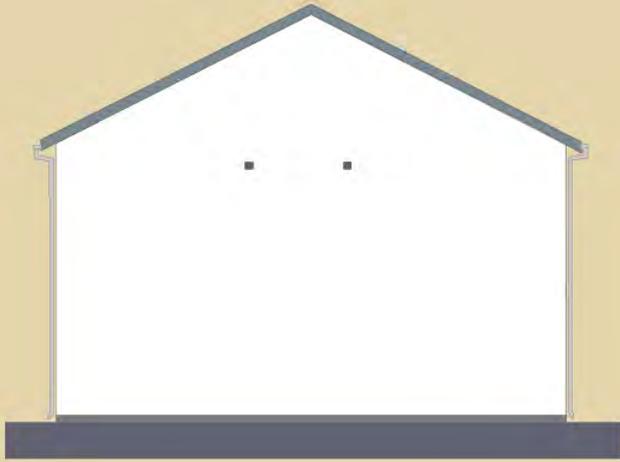
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# HOUSE TYPE 2C - 2

105 sq.mtrs / 1,130 sq.ft



Side elevation



Front elevation



Ground Floor

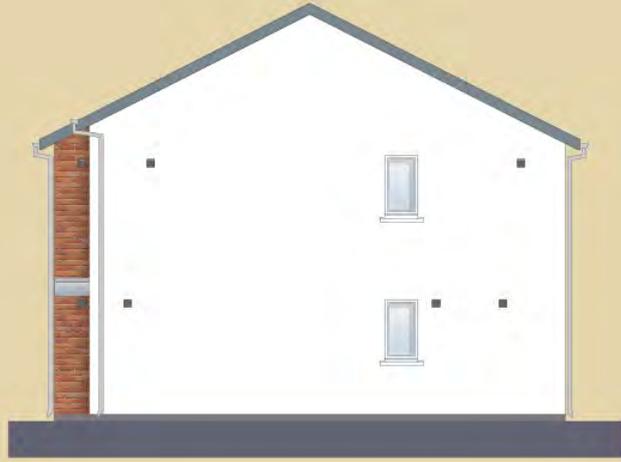
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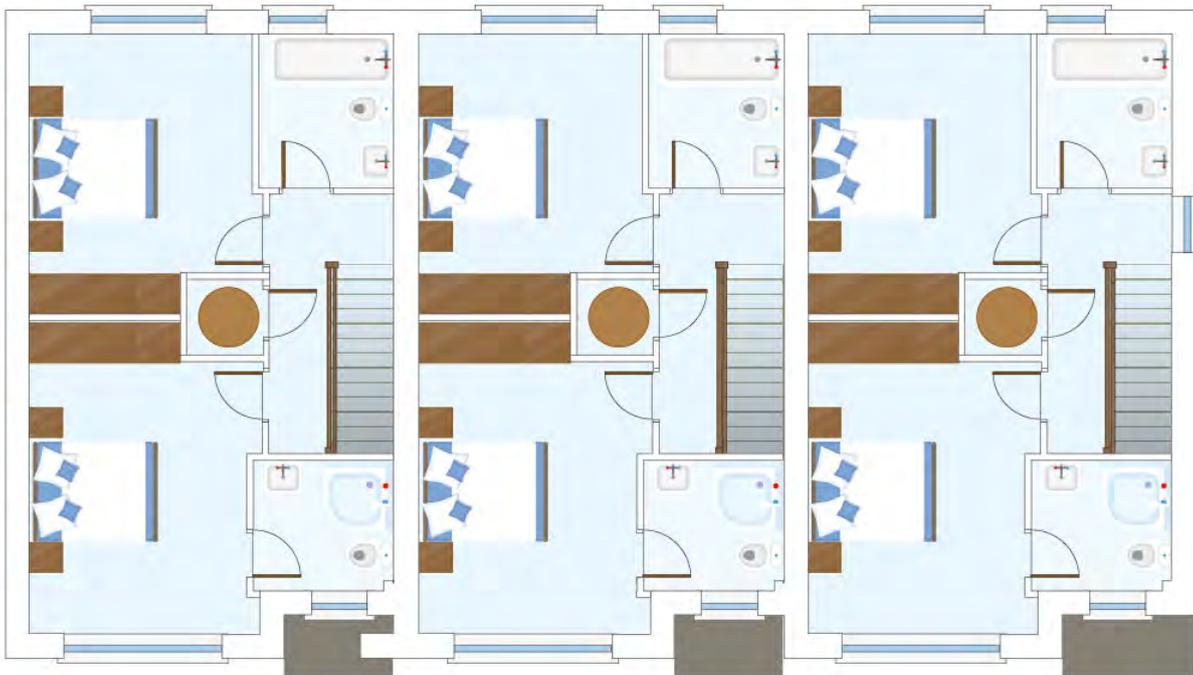
# BED



Front elevation



Side elevation



First Floor

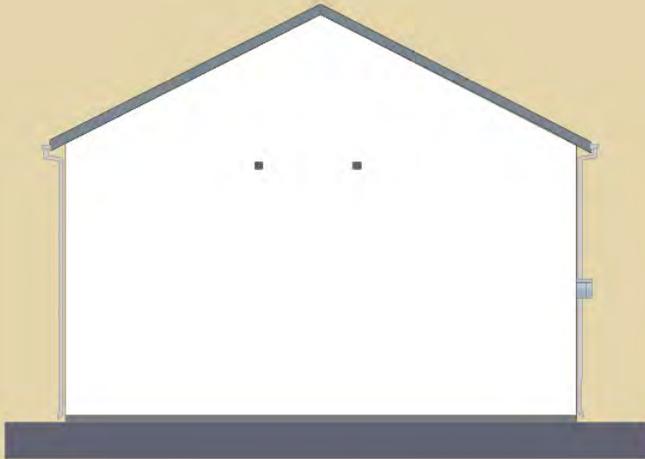
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# HOUSE TYPE 2D - 2

105 sq.mtrs / 1,130 sq.ft



Side elevation



Front elevation



Ground Floor

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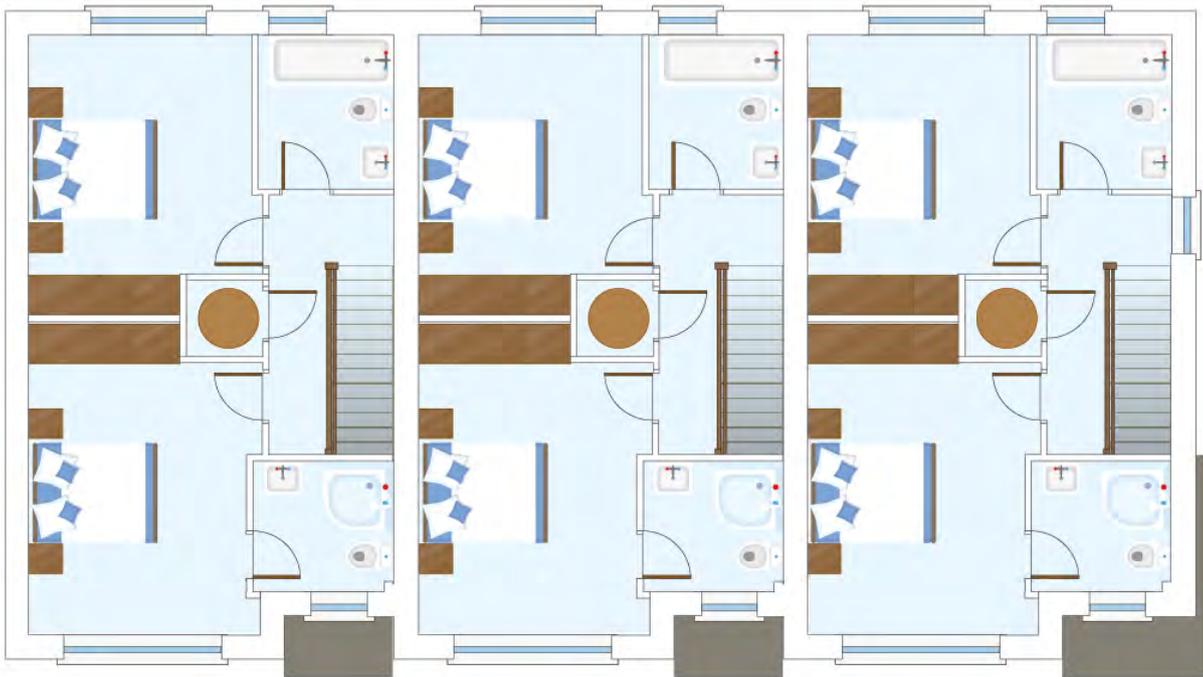
WHITEFIELD  
HALL



Front elevation



Side elevation



First Floor

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# HOUSE TYPE 2E - 2

105 sq.mtrs / 1,130 sq.ft



Side elevation



Front elevation



Ground Floor

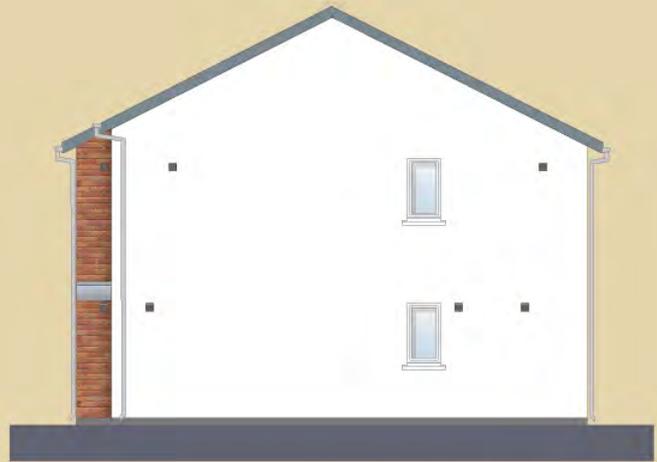
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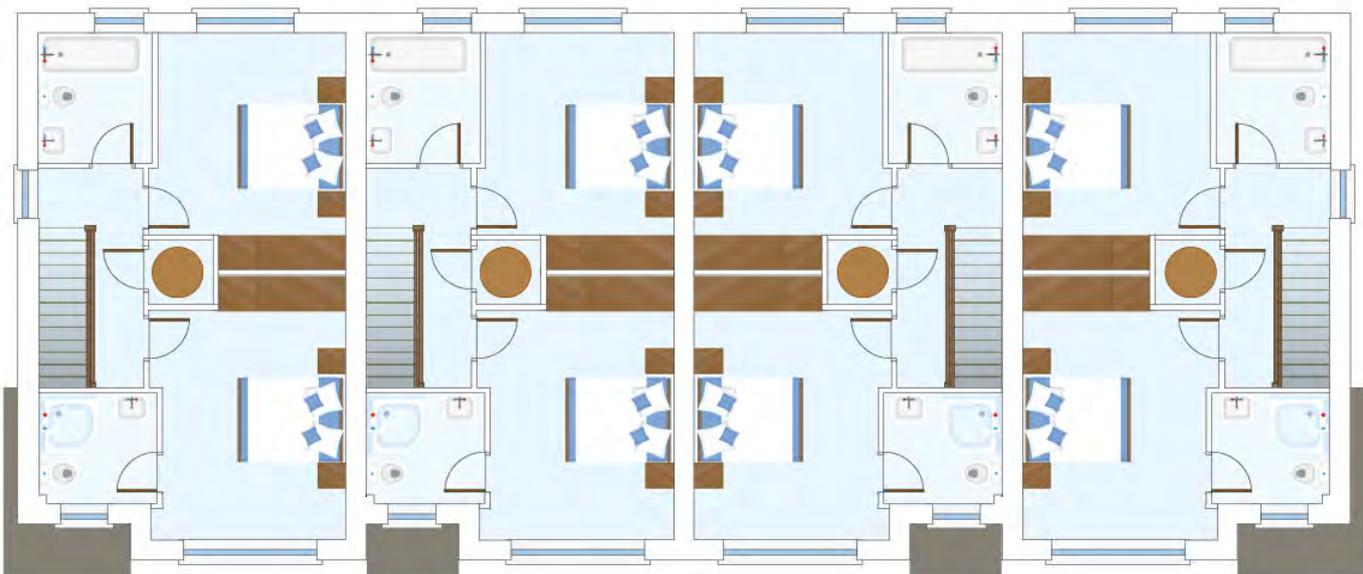
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Front elevation



Side elevation



First Floor

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# HOUSE TYPE 2F - 2

105 sq.mtrs / 1,130 sq.ft



Side elevation



Front elevation



Ground Floor

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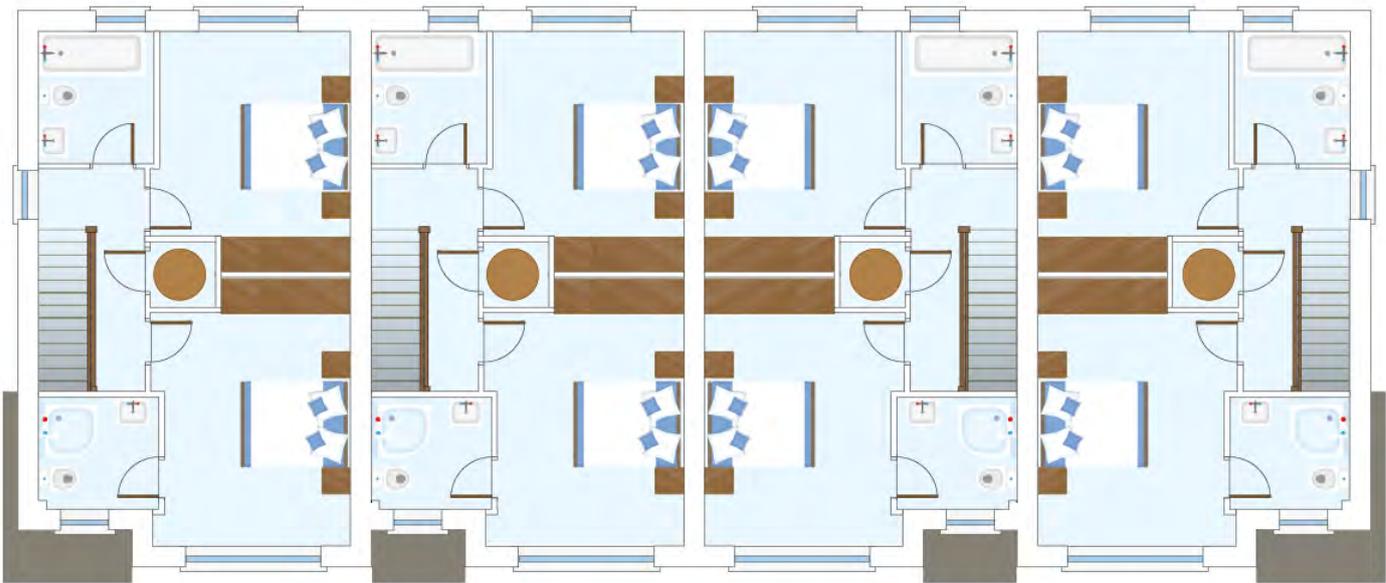
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Front elevation



Side elevation



First Floor

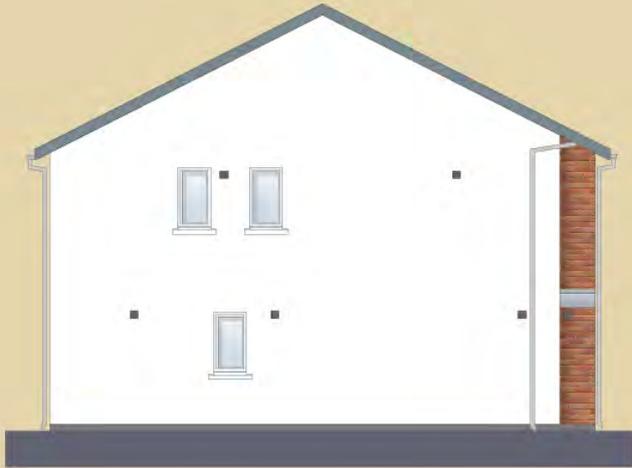
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# HOUSE TYPE 3A - 3

121 sq.mtrs / 1,302 sq.ft



Side elevation



Front elevation



Ground Floor

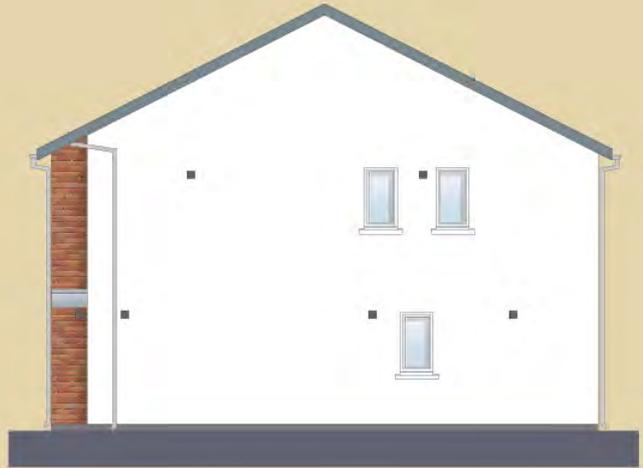
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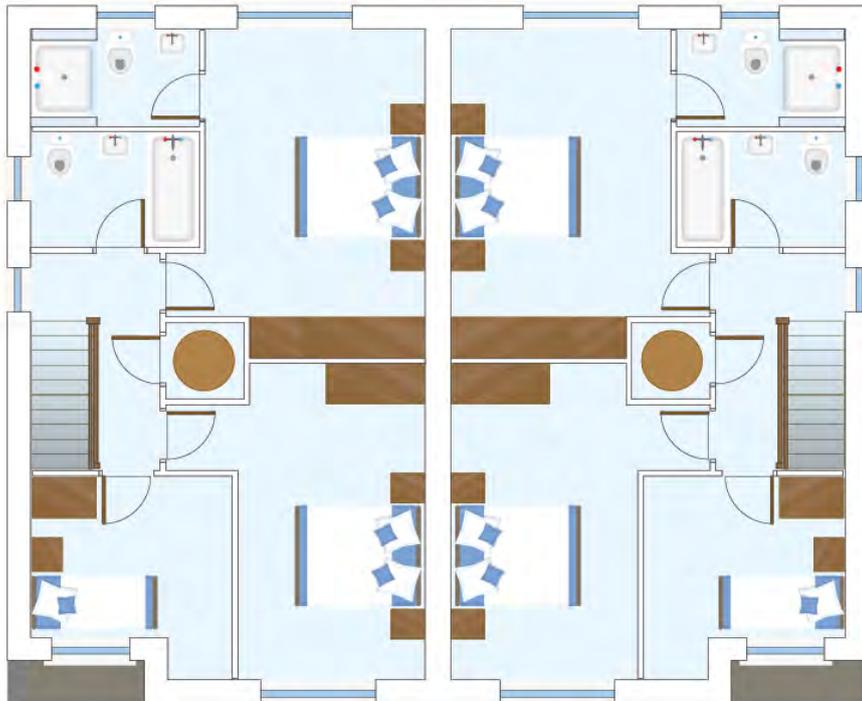
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Front elevation



Side elevation



First Floor

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# HOUSE TYPE 3B - 3

121 sq.mtrs / 1,302 sq.ft



Side elevation



Front elevation



Ground Floor

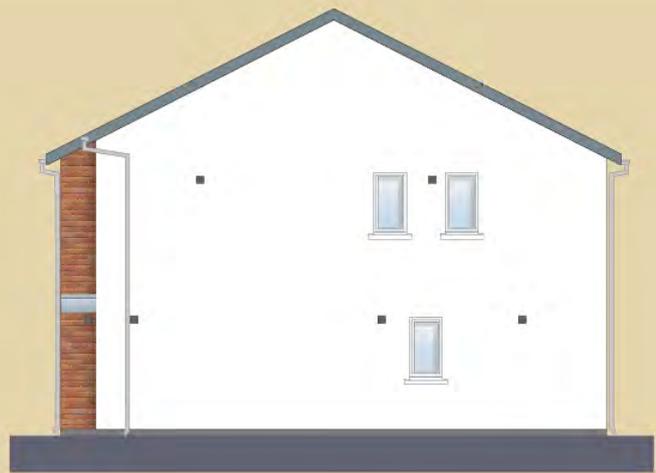
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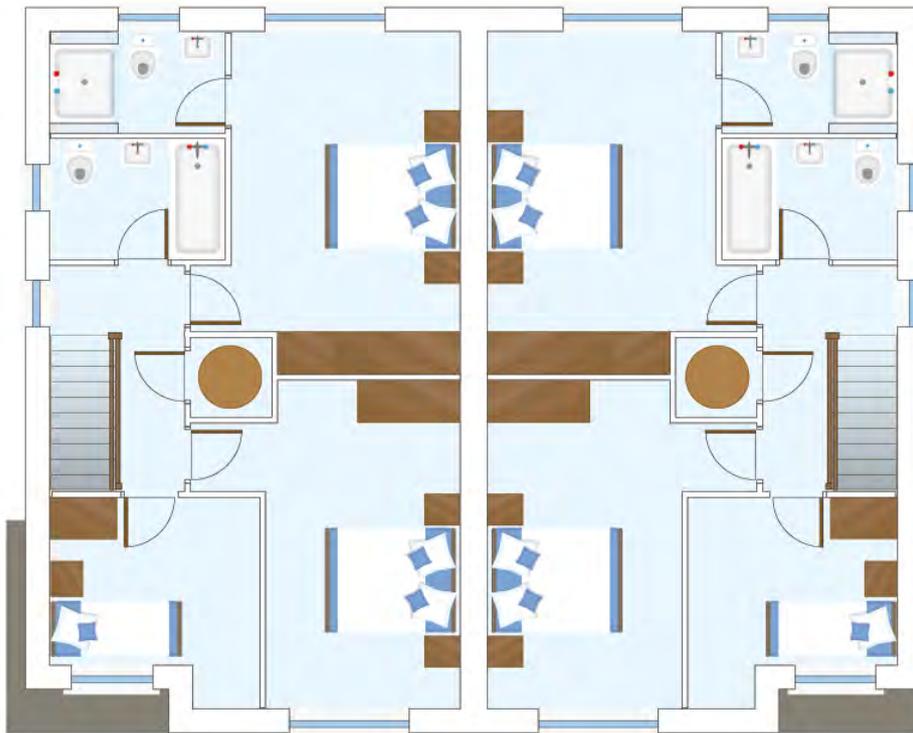
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Front elevation



Side elevation



First Floor

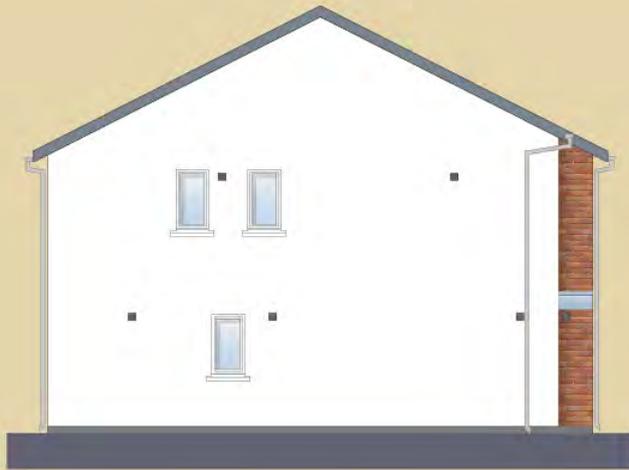
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# HOUSE TYPE 3C - 3

121 sq.mtrs / 1,302 sq.ft



Side elevation



Front elevation



Ground Floor

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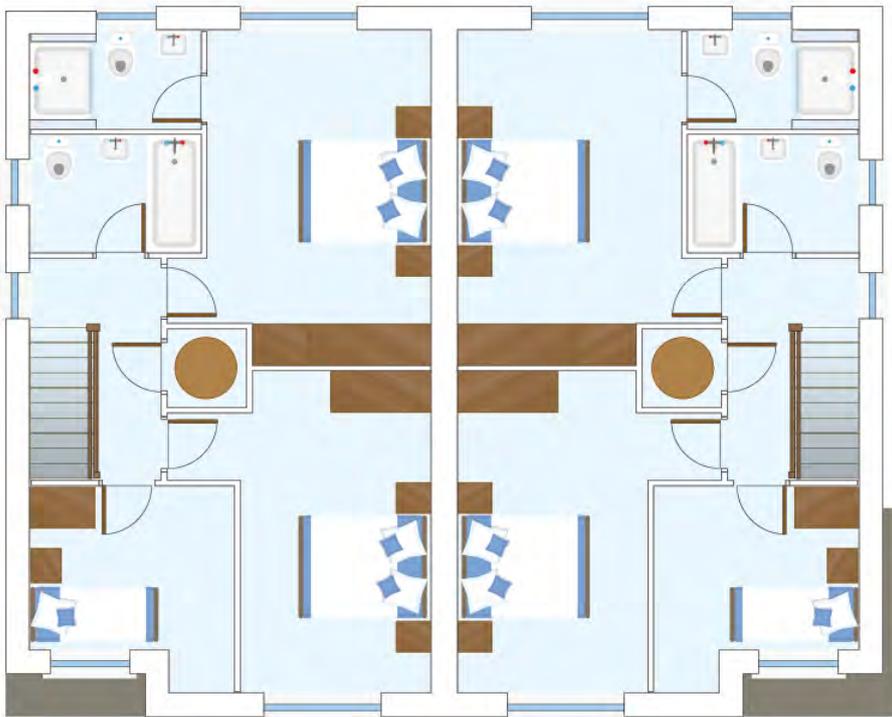
# BED



Front elevation



Side elevation



First Floor

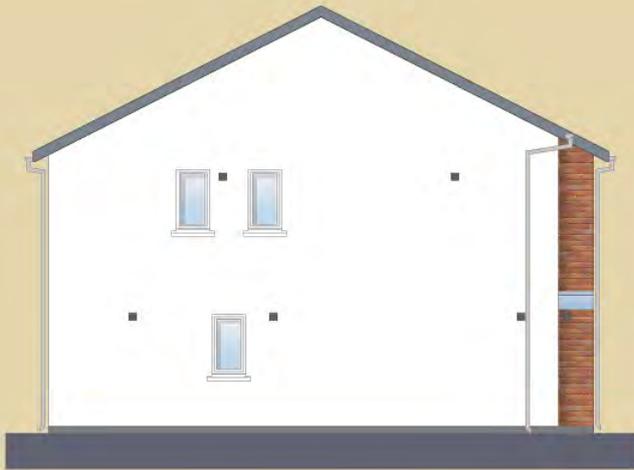
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# HOUSE TYPE 3D - 3

121 sq.mtrs / 1,302 sq.ft



Side elevation



Front elevation



Ground Floor

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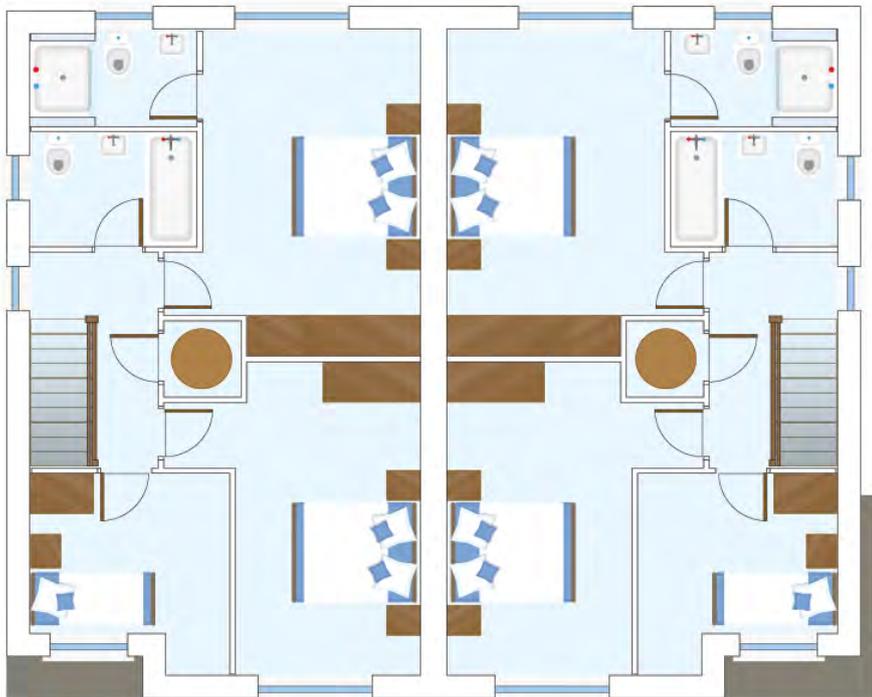
# BED



Front elevation



Side elevation



First Floor

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# HOUSE TYPE 3E - 3

131 sq.mtrs / 1,410 sq.ft



Side elevation



131 sq.mtrs / 1,410 sq.ft

Front elevation



Ground Floor

**Disclaimer**

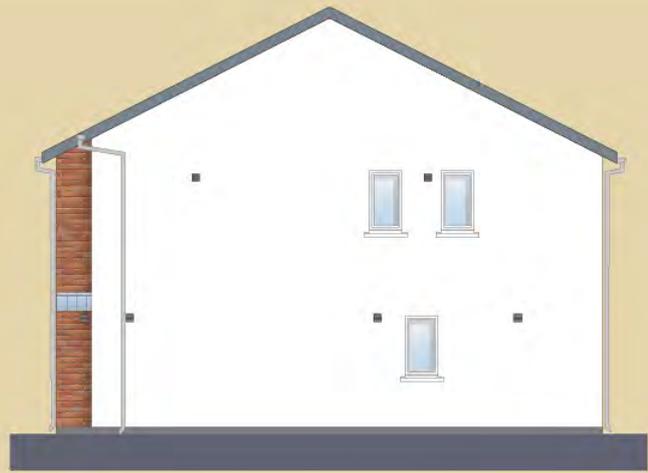
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# BED

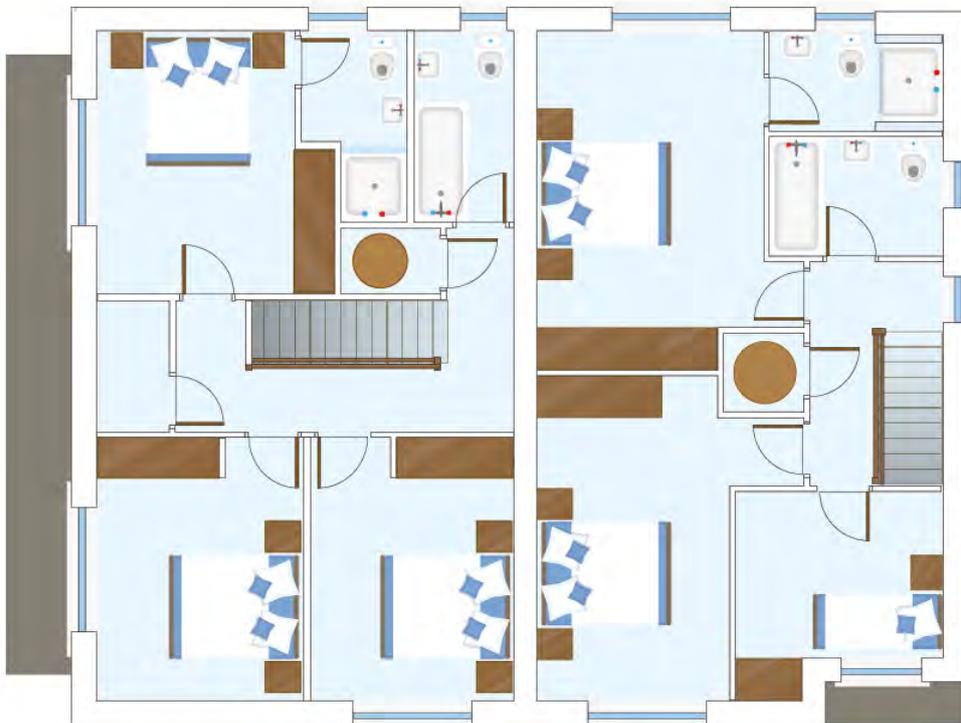


121 sq.mtrs / 1,302 sq.ft

Elevation



Side elevation



First Floor

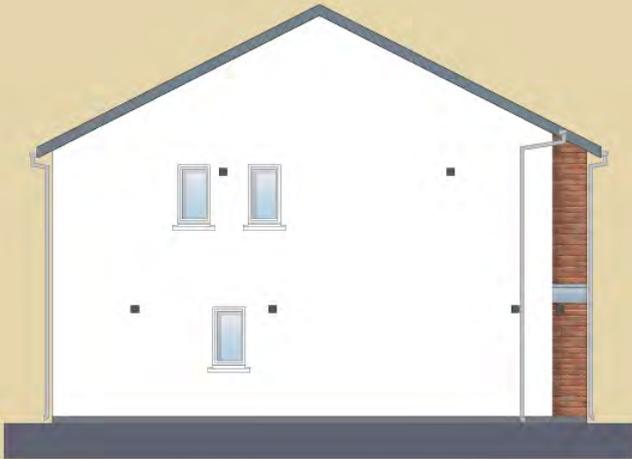
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# HOUSE TYPE 3F - 3

131 sq.mtrs / 1,410 sq.ft



Side elevation



121 sq.mtrs / 1,302 sq.ft

Front elevation



Ground Floor

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# BED

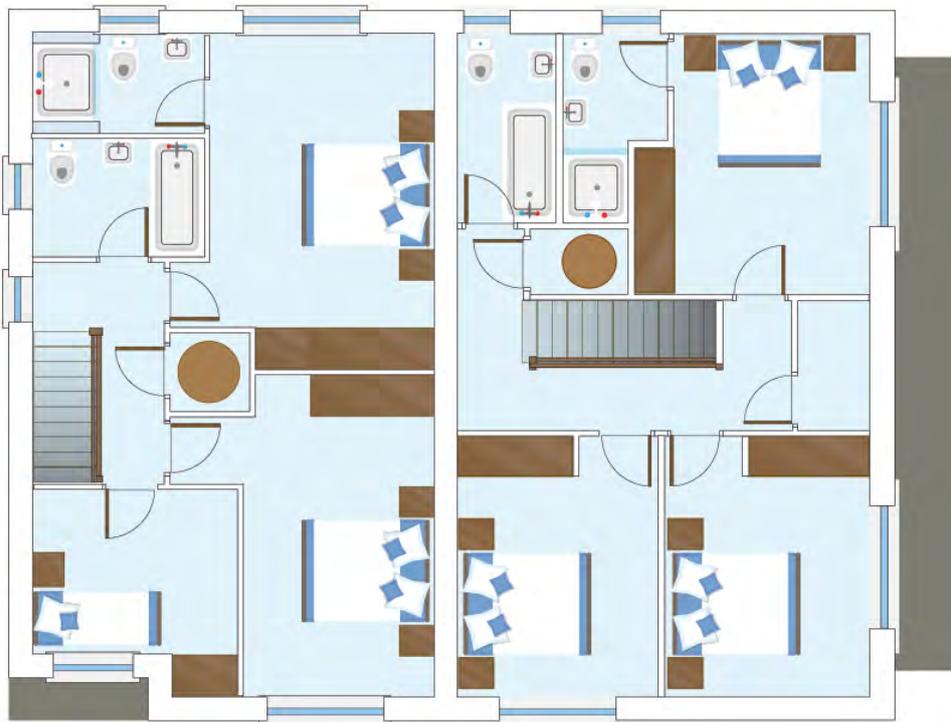


131 sq.mtrs / 1,410 sq.ft

Front elevation



Side elevation



First Floor

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# HOUSE TYPE 3G - 3

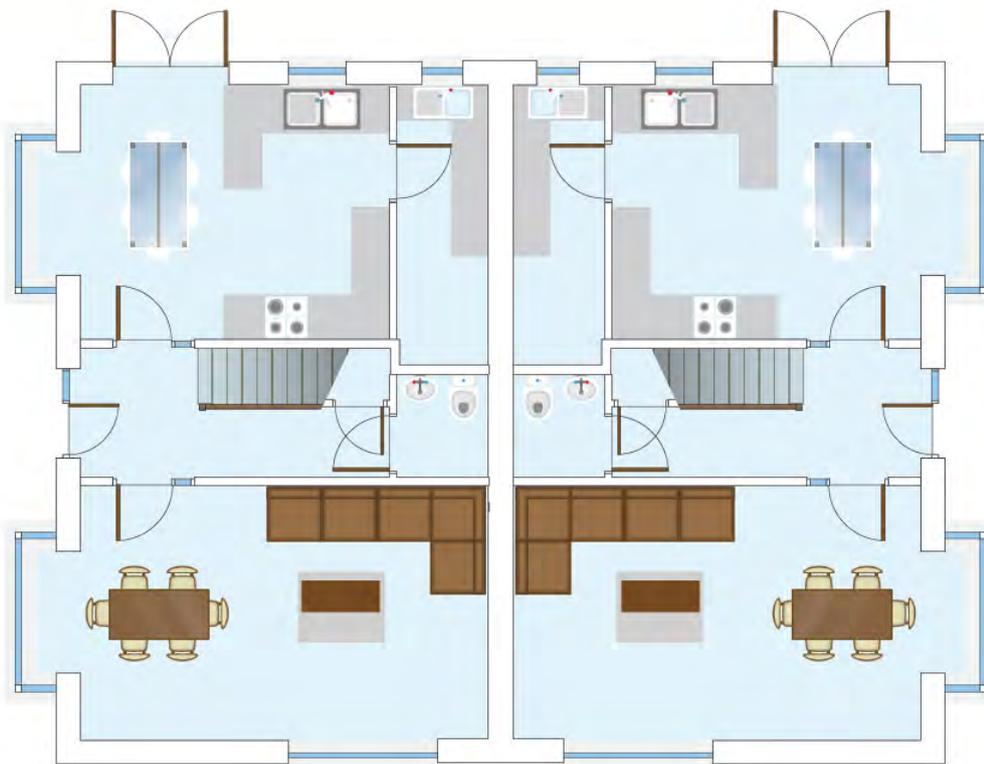
131 sq.mtrs / 1,410 sq.ft



Side elevation



Front elevation



Ground Floor

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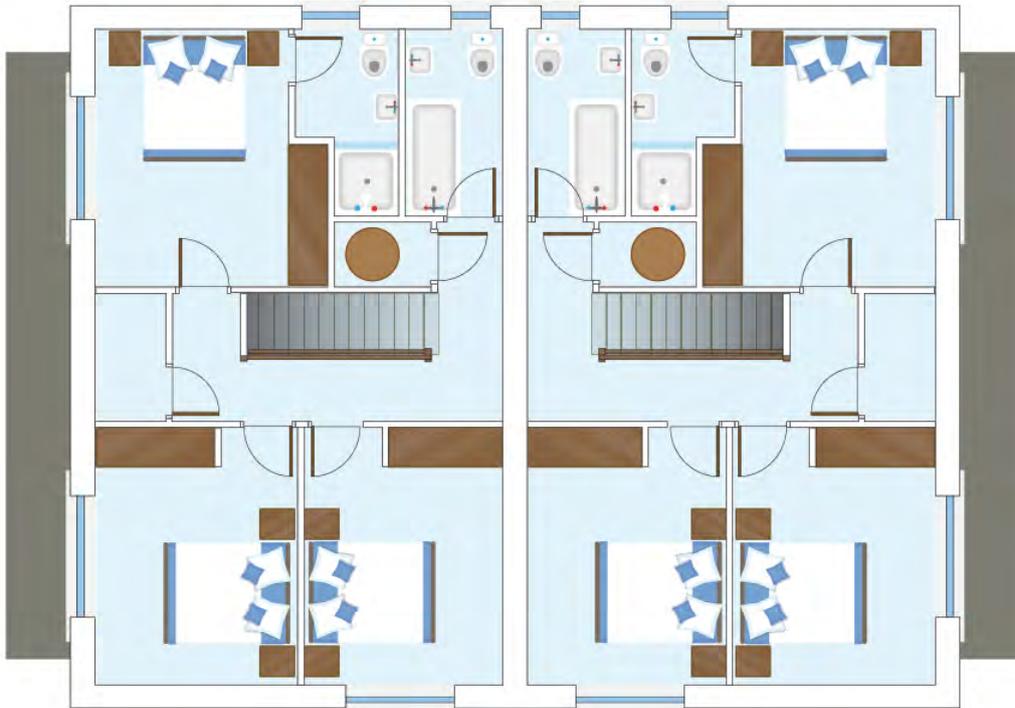
# BED



Front elevation



Side elevation



First Floor

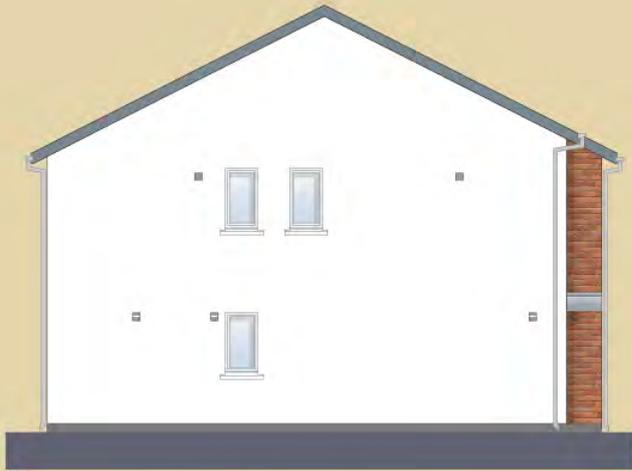
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# HOUSE TYPE 4A - 4

132 sq.mtrs / 1,420 sq.ft



Side elevation



Front elevation



Ground Floor

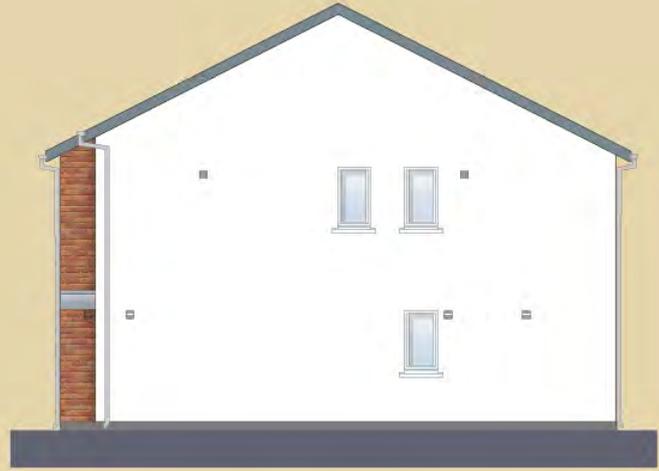
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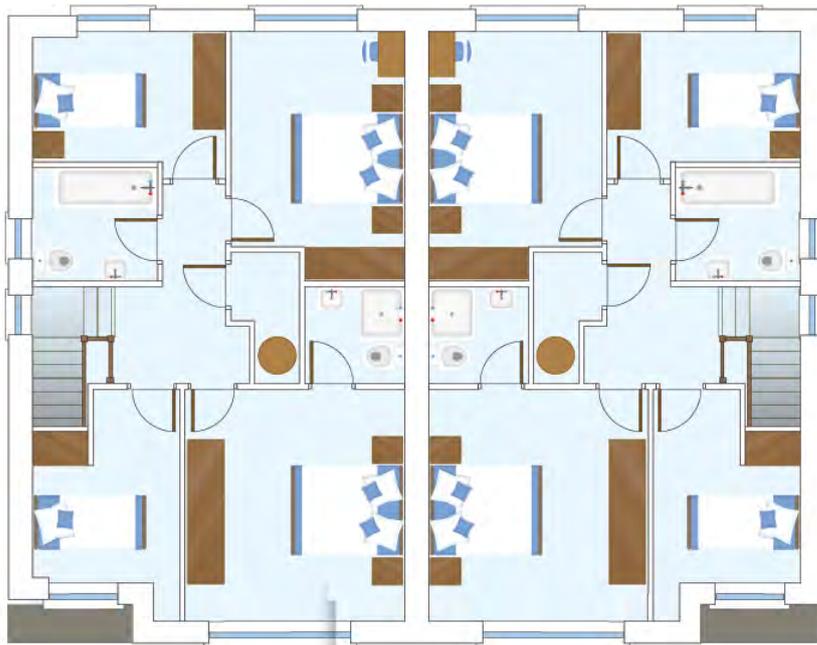
# BED



Front elevation



Side elevation



First Floor

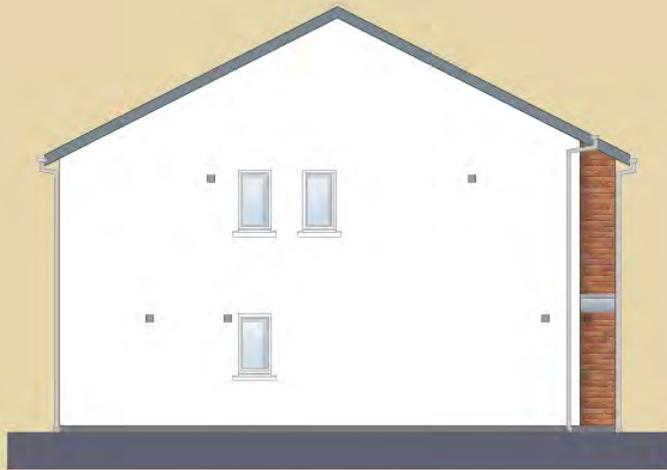
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# HOUSE TYPE 4B - 4

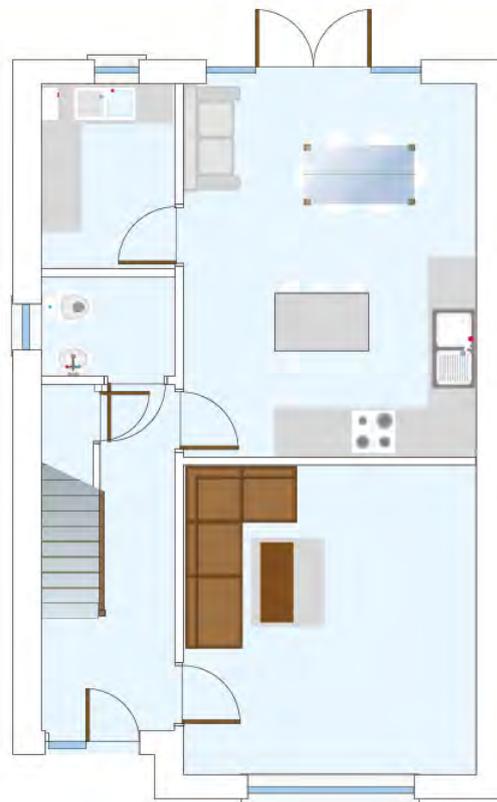
132 sq.mtrs / 1,420 sq.ft



Side elevation



Front elevation



Ground Floor

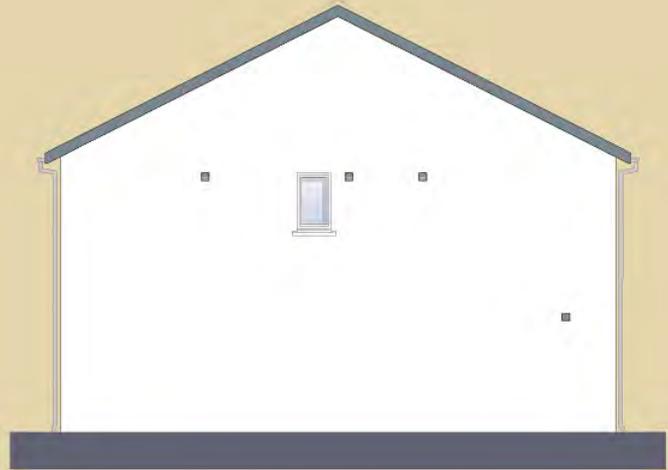
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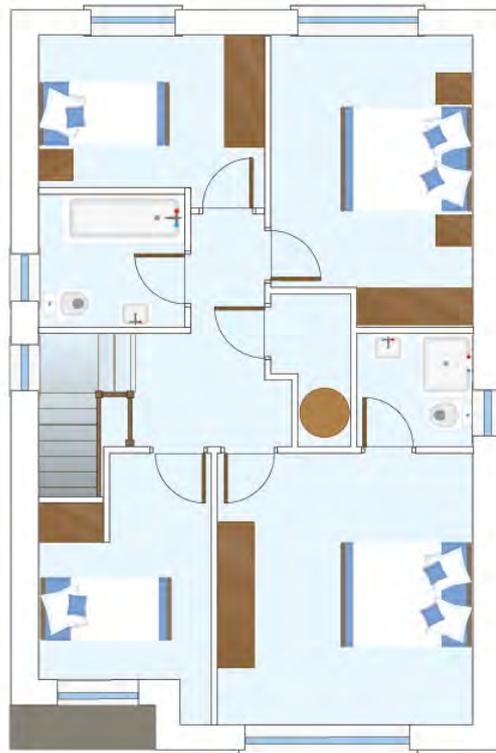
# BED



Front elevation



Side elevation



First Floor

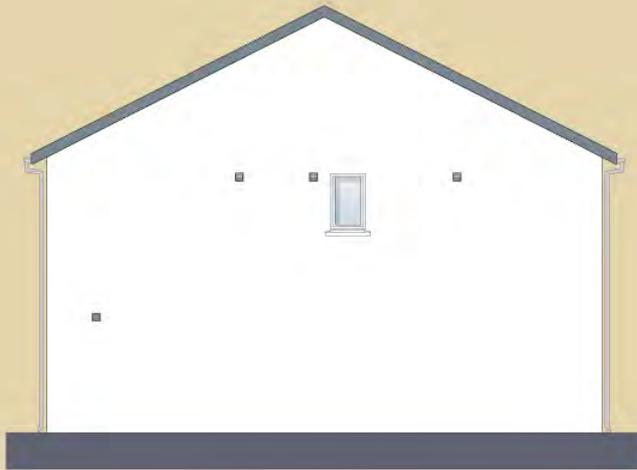
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# HOUSE TYPE 4C - 4

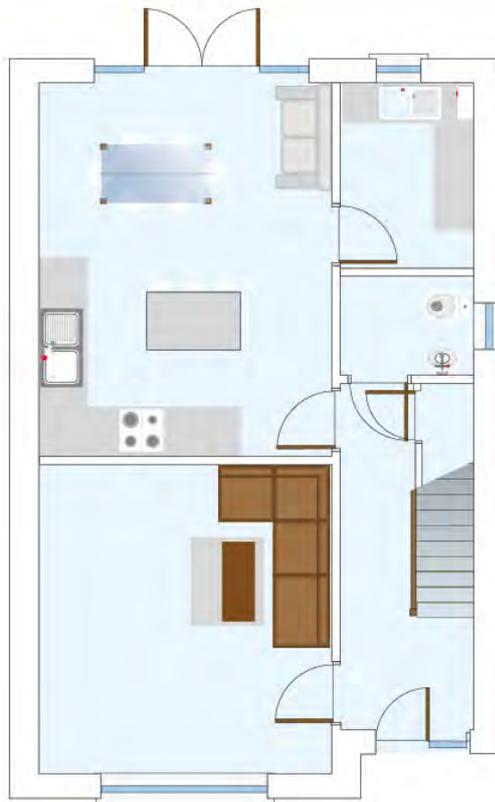
132 sq.mtrs / 1,420 sq.ft



Side elevation



Front elevation



Ground Floor

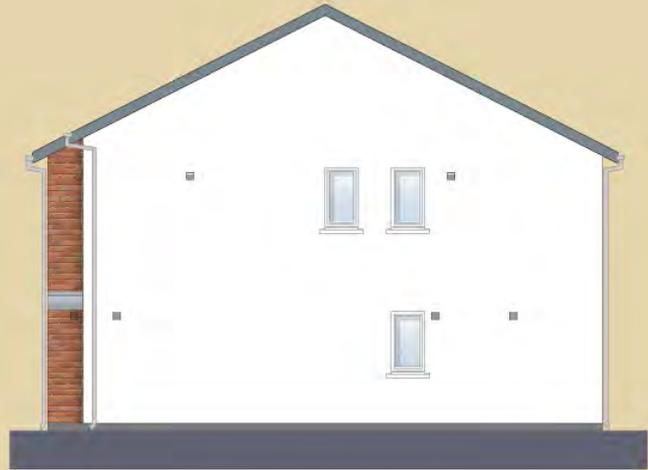
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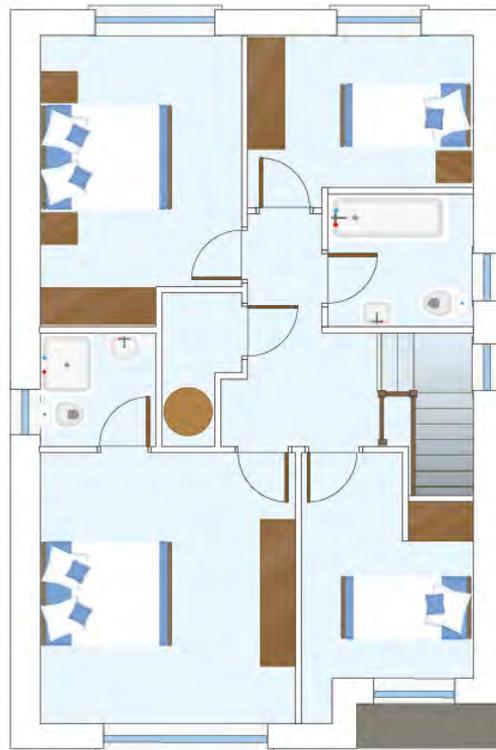
# BED



Front elevation



Side elevation



First Floor

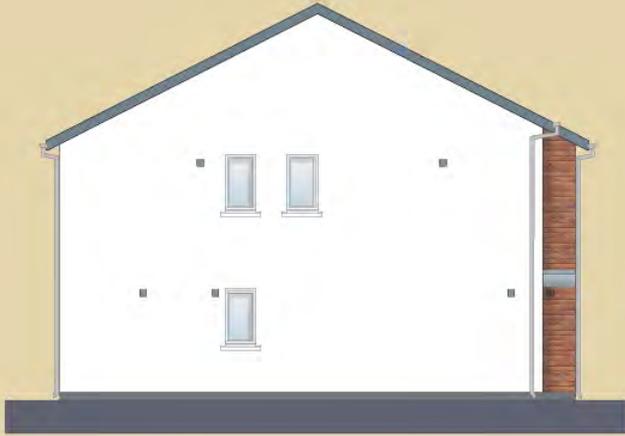
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# HOUSE TYPE 4D - 4

132 sq.mtrs / 1,420 sq.ft



Side elevation



132 sq.mtrs / 1,420 sq.ft

Front elevation



Ground Floor

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# BED

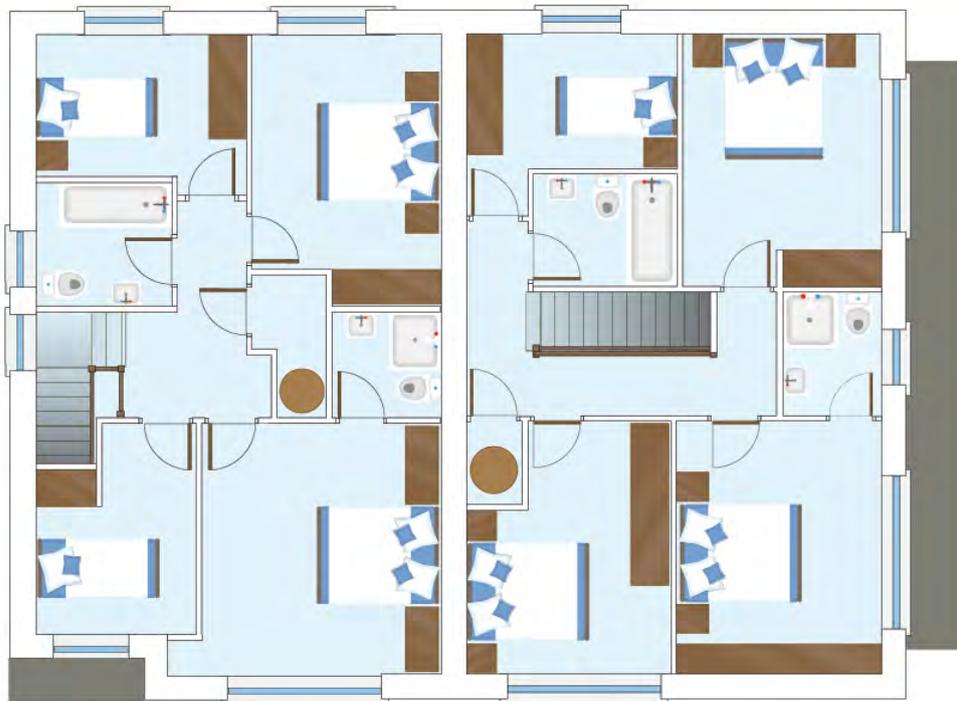


142 sq.mtrs / 1,528 sq.ft

Front elevation



Side elevation



First Floor

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# HOUSE TYPE 4E - 4

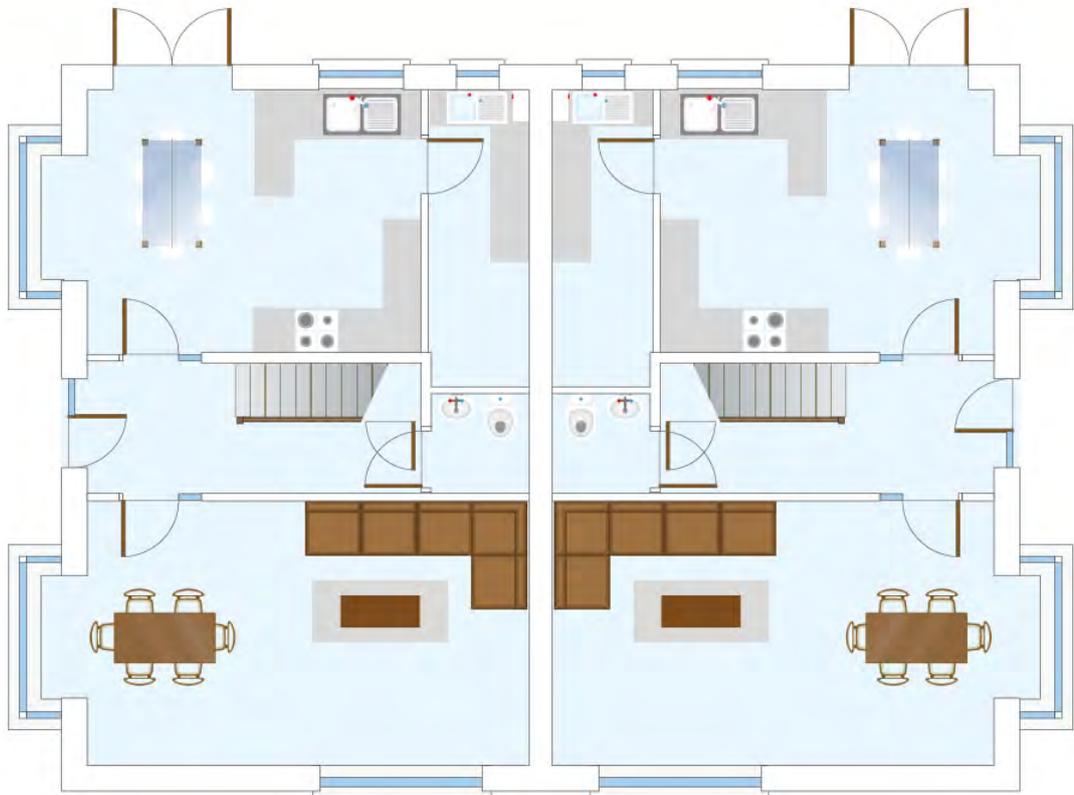
142 sq.mtrs / 1,528 sq.ft



Side elevation



Front elevation



Ground Floor

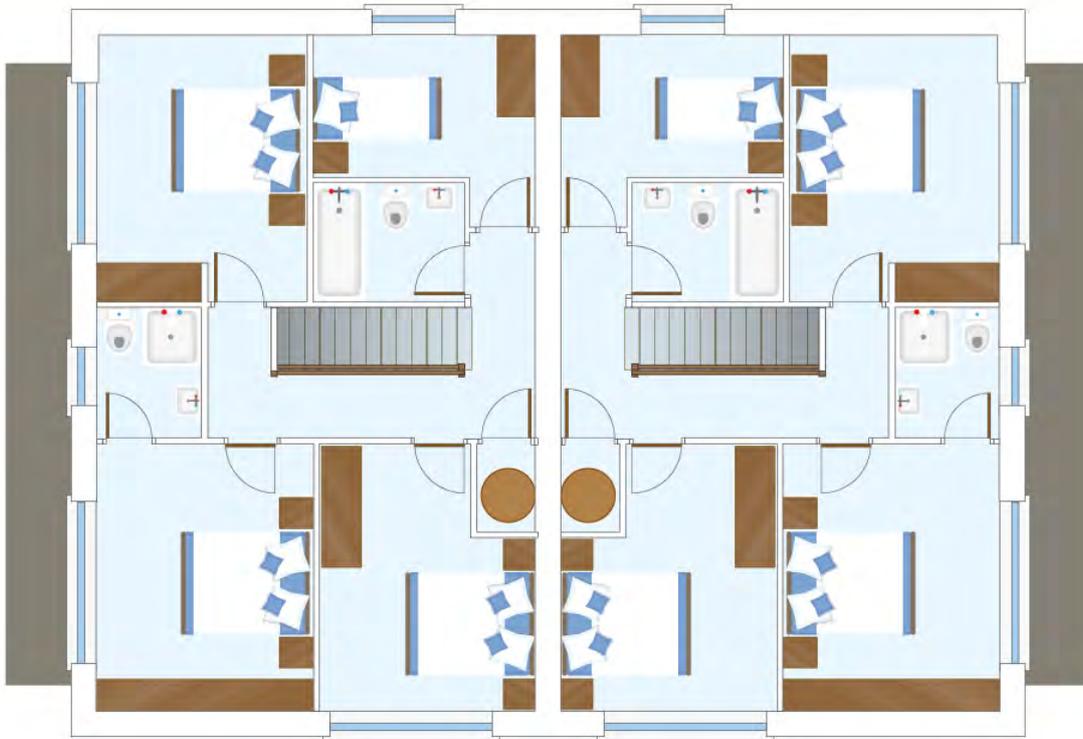
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# BED



Elevation



First Floor

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# HOUSE TYPE 4F - 4

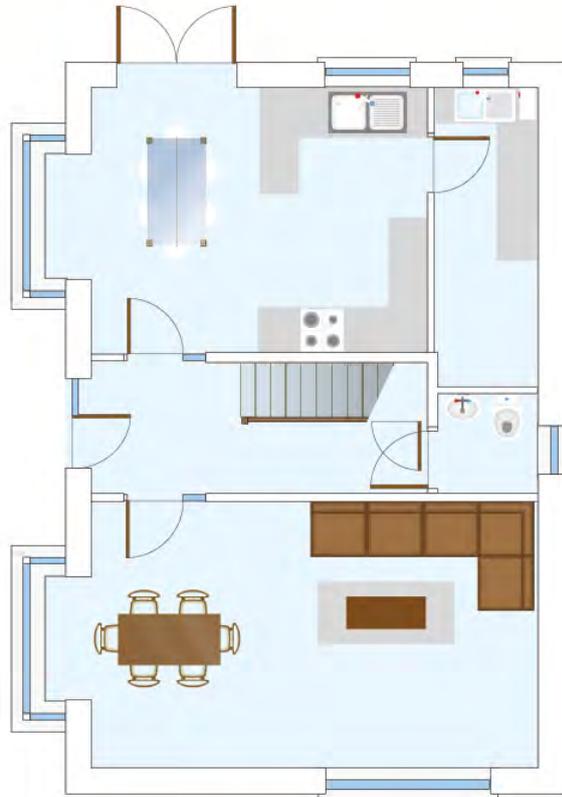
142 sq.mtrs / 1,528 sq.ft



Side elevation



Front elevation



Ground Floor

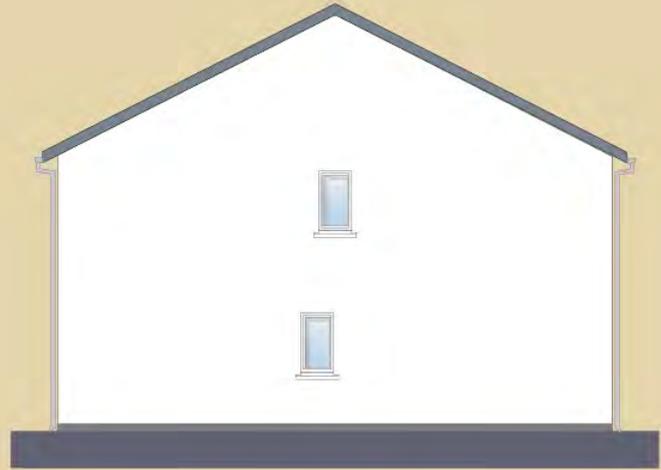
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# BED



Front elevation



Side elevation



First Floor

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# PROFFESIONAL TEAM



## Selling Agents:

McPeake Auctioneers  
The Plaza,  
Tyrrelstown Town Centre,  
Tyrrelstown,  
Dublin 15.

## Solicitors:

Amoss Solicitors,  
Warrington House,  
Mount Street Crescent,  
Dublin 2.

## Architects:

BKD Architects  
7 Harcourt terrace,  
Dublin 2.

## Mortgage Advice:

Mortgage Xpress  
4 The Mall,  
Main Street,  
Lucan,  
Co Dublin.  
Tel: 01 621 9799  
info@mortgagexpress.ie

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