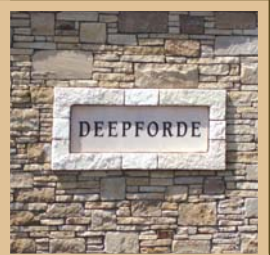
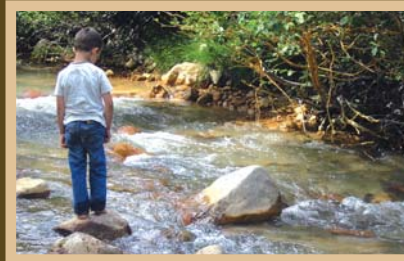


# deepforde



DUBLIN ROAD,  
DROGHEDA,  
CO. MEATH.

# deepforde



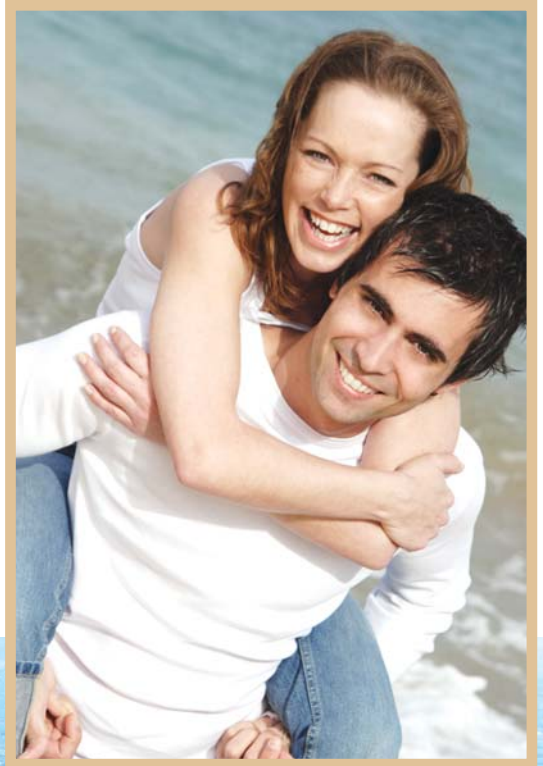
**Deepforde** is a new development of three, four and five bedroom homes situated on Drogheda's fashionable Dublin Road. The development is approached through a classic stone entrance which adds to the prestige of what waits within. These new homes are within strolling distance of the main line rail station and the town's many shops and restaurants are less than half a mile away.

**J. Murphy Developments Ltd.** is a long established local firm of builders. Deepforde combines their hallmark quality craftsmanship with innovative design and attention to detail, thereby offering a range of choice for the discerning home buyer.



# DROGHEDA

**DROGHEDA** is a bustling town on the River Boyne, strategically placed along the newly opened M1 Motorway. Numerous local amenities include miles of safe sandy beaches, three famous golf links courses and a fantastic choice of shopping facilities. The airport is only a 25 minute drive away and there are excellent direct rail and bus services into the heart of Dublin City.



## PUBLIC TRANSPORTATION & ACCESSIBILITY

A short walk leads you the steps of Drogheda's mainline rail station on the Dublin Road with the Enterprise train providing an express service of 28 minutes to Dublin's Connolly Station and the I.F.S.C. Alternatively, a 15 minute walk brings you to the town's bus station which runs ever frequent and continuous daily bus services to Dublin city. The new M1 Motorway allows a greatly increased accessibility to Dublin, the M50 and a journey time of just 25 minutes to Dublin Airport.



## EDUCATION

Drogheda enjoys a wide selection of good montessori, primary and secondary schools with many located closeby to choose from. The choice of secondary schools include St. Mary's Diocesan School (boys), Sacred Heart (girls), Drogheda Grammar School (mixed). Gormanston College is a private secondary school (mixed) situated just south of Drogheda and Scoil Aonghusa is an all Irish primary school at Sunday's Gate, on the north side of Drogheda.

# STANDARD SPECIFICATIONS

## GENERAL SPECIFICATION

- Traditional masonry
- Brick and rendered finish exterior
- Own hardwood front door to all homes
- High degree of insulation throughout
- uPVC windows throughout
- Front and rear gardens levelled and seeded

## KITCHEN

- Quality fitted kitchen as per showhouse
- Extractor fan in kitchen
- Provision for cooker/hob, fridge, freezer, washer/dryer and plumbed for dishwasher.

## ELECTRICAL

- Ample electrical power and lighting points
- Pre-wired for burglar alarm
- Wired for phone and fitted smoke detectors
- Extract fan to internal WCs

## HEATING

- Easily maintained Natural Gas heating system
- Radiators throughout

## DECORATION

- Painted internal walls as standard
- Coving to selected rooms as per showhouse
- All ceilings painted
- Panelled doors as per showhouse
- Moulded skirting and architraves
- Wardrobes as per showhouse

## BATHROOMS AND EN-SUITES

- High quality white sanitary ware
- Pumped shower
- Ensuite in all master bedrooms

## FINANCE, LEGAL AND GUARANTEES

- No stamp duty for owner occupiers
- Covered by the HomeBond 10 year guarantee



## SHOPPING

At present Drogheda is a great place to shop with all major supermarkets situated in the town centre. The new Scotch Hall Shopping Centre & Leisure Complex on the town's South Quays / Dublin Road comprises many leading multi-national and national fashion retailers in addition to a new multi-screen cineplex and a variety of restaurants and eateries fronting on to the River Boyne. The new Shopping Centre at Laurence Street also has many leading multi-national and designer stores.

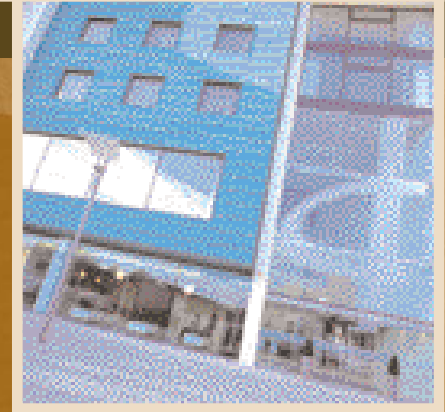
Nearby, a range of neighbourhood shops including a foodmarket will cater for the everyday needs of the modern day home owner. Staffords Supermarket is located on the newly opened Bryanstown Cross Route and Egan's Food Hall on the Dublin Road is only a short walk away.



# AMENITIES

## LEISURE

The Boyne Valley Country Club is a short stroll away for those who enjoy a good work-out or a relaxing dip in the pool. The town has a wide variety of sports clubs including GAA, soccer, rugby and tennis in addition to the well renowned golf links courses at Baltray, Seapoint and Bettystown (golf & tennis). There are miles of unrivalled safe sandy beaches located closeby, stretching along the coast from Clogherhead to Mornington, Bettystown and Laytown.

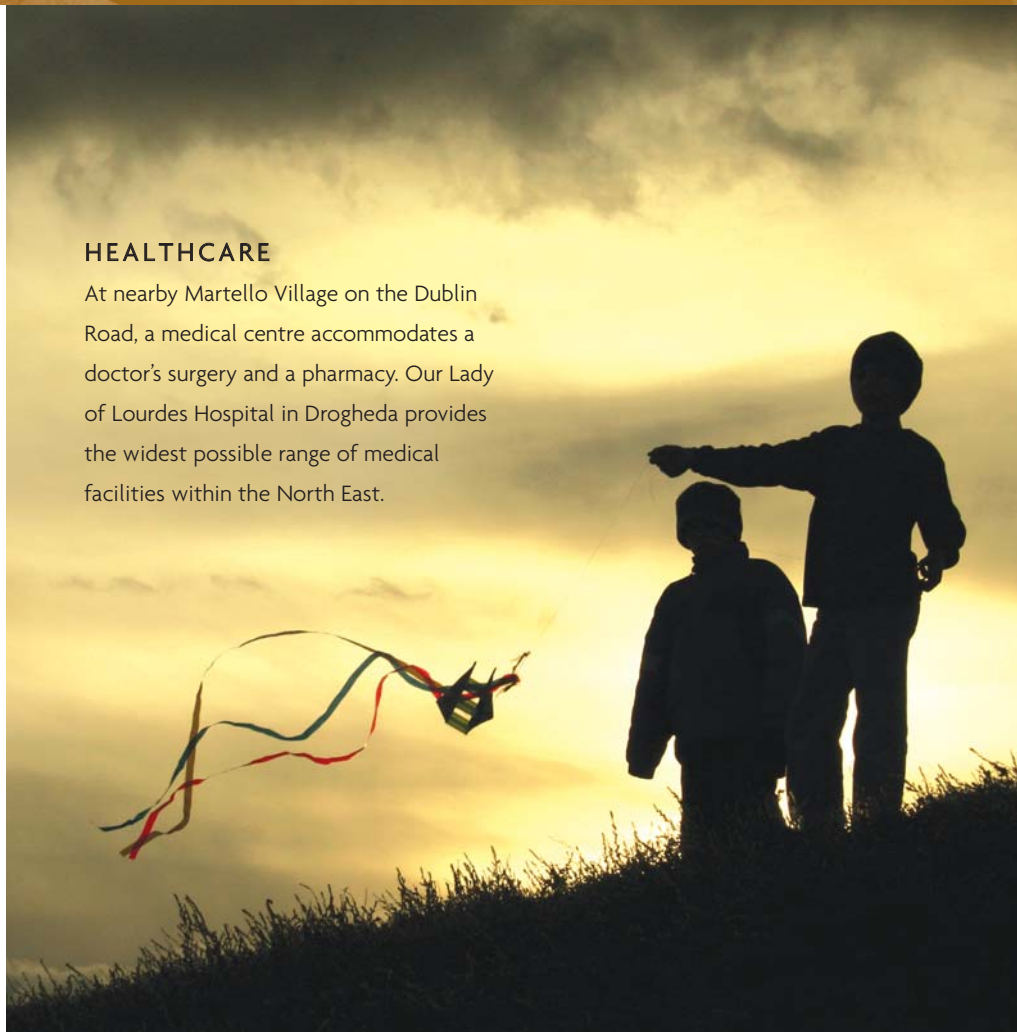


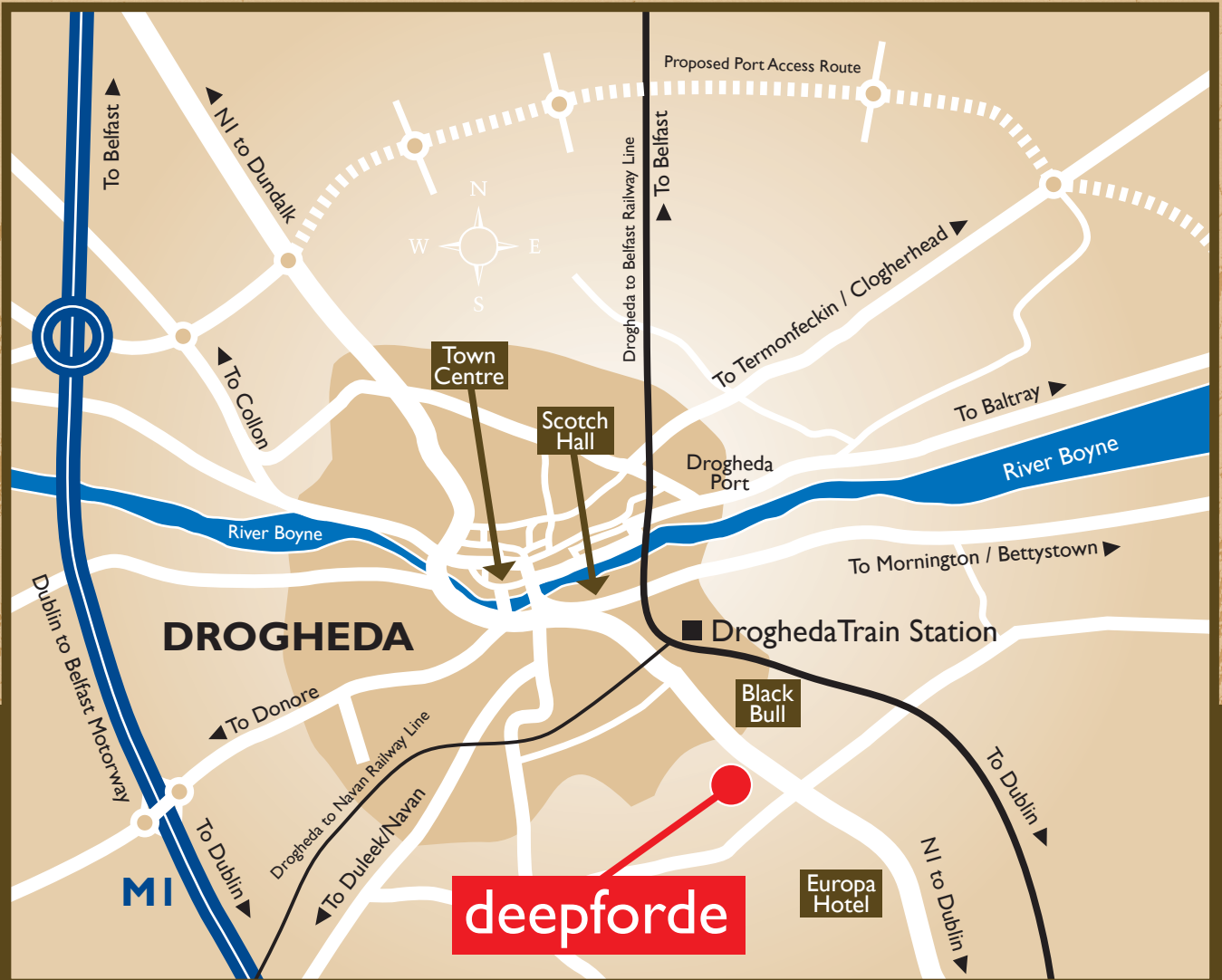
## ENTERTAINMENT

The vibrant town of Drogheda has a wide array of entertainment venues including an ever increasing number of pubs, nightclubs, restaurants and cinemas. There is something for everyone within this growing town which, of course, also benefits from its ease of access to all that Dublin city life has to offer.

## HEALTHCARE

At nearby Martello Village on the Dublin Road, a medical centre accommodates a doctor's surgery and a pharmacy. Our Lady of Lourdes Hospital in Drogheda provides the widest possible range of medical facilities within the North East.





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DUBLIN ROAD, DROGHEDA, CO. MEATH.



DEVELOPER

**J. Murphy Developments Ltd.**

Dublin Road, Drogheda, County Louth.

Phone: 041 983 6727

Fax: 041 987 3630

These particulars and accompanying price list are issued on the understanding that they do not form any part of a contract. Measurements are approximate and maps are not drawn to scale. The developer/builder reserves the right to make alterations to the design specification of the development and/or the houses without notice.