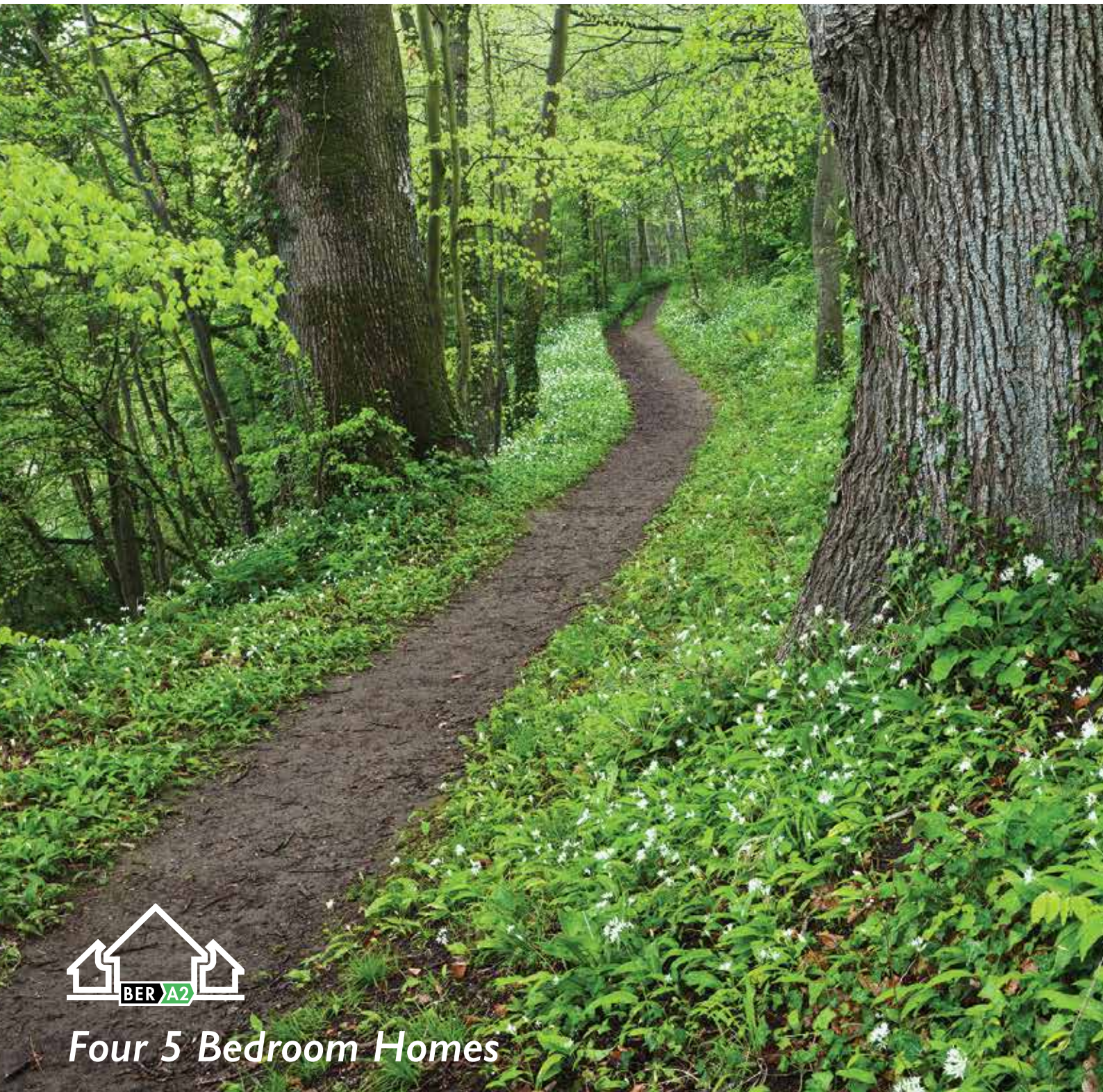


EXCLUSIVE
DEVELOPMENT

URBANLIFE



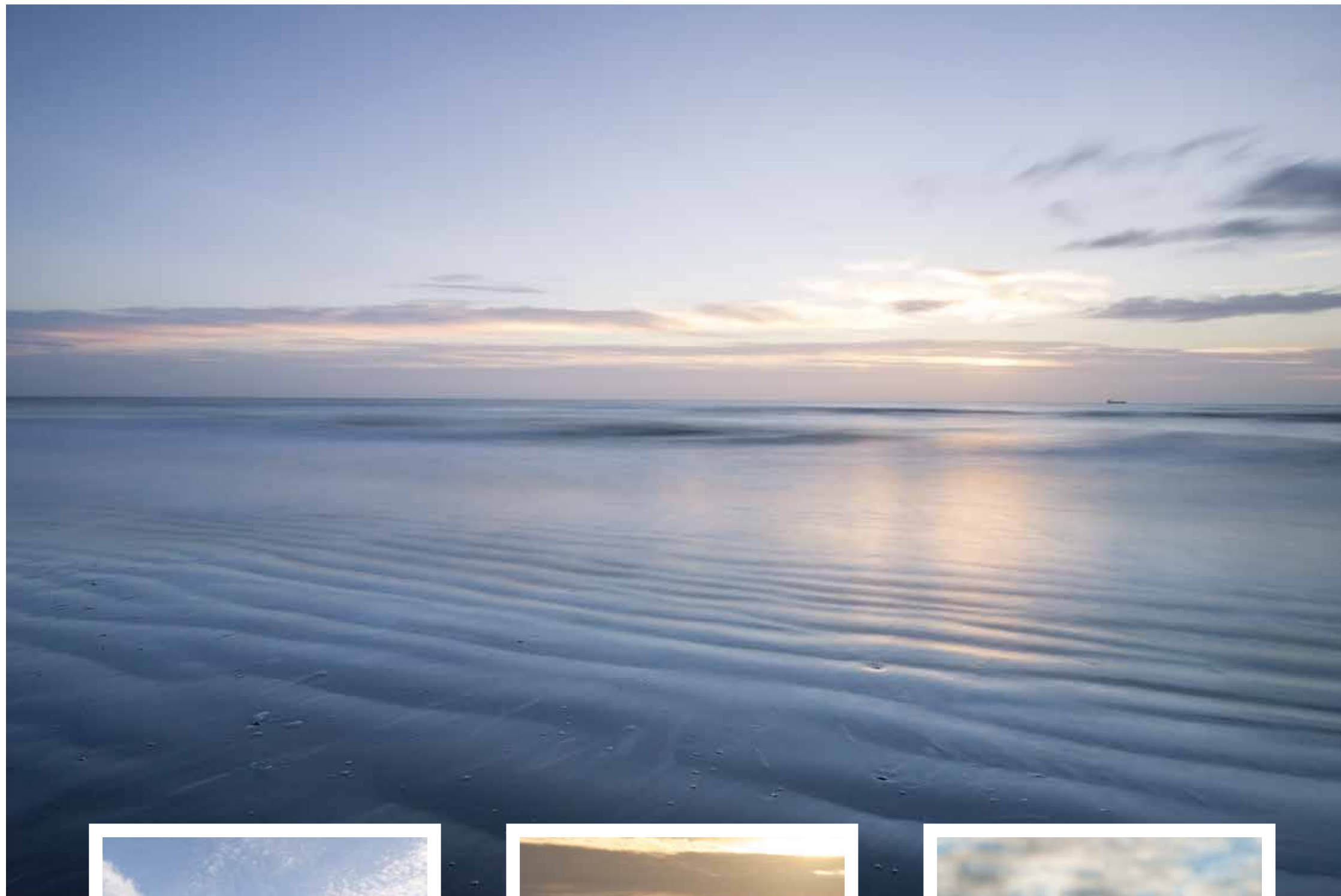
Four 5 Bedroom Homes

DNG
DUFFY

PSL NO. 002108

Telephone
042 9351011

STRAND ROAD
TERMONFECKIN



The peaceful and picturesque village of Termonfeckin is situated near the main Dublin - Belfast M1 corridor, just outside Drogheda.

Just 9 kilometres (12 minutes) from Drogheda train station, 13 kilometres from Junction 10 on the M1, Termonfeckin is ideally situated for easy access to commuter routes, motorway networks and international sea and air travel. The village is also served by a local bus route 189, linking it to Drogheda, Duleek, Ashbourne and the nearby fishing and port village of Clogherhead.

Situated near the historic Boyne Valley, Termonfeckin is a real gem boasting a primary school, church, pubs, GAA, golf and tennis clubs and much more. Nearby are long golden beaches, beautiful countryside, rugged headlands, family activities, water-sports, world class golf links, and world heritage sites.

Termonfeckin is just 5km from the vibrant medieval port town of Drogheda, where a buzzing night life, family activities, shopping, culture and heritage provide rich variety, 40km (25 minutes) from Dublin airport, and 60km (40 minutes via the port tunnel) from Dublin city.



Termonfeckin is also home to An Grianan, a stately home built in the 18th century which was the first residential adult learning college in Ireland, owned by the Irish Countrywomen's Association, and used for educational and social requirements. An Grianan features on RTÉ's popular 'ICA Bootcamp'.

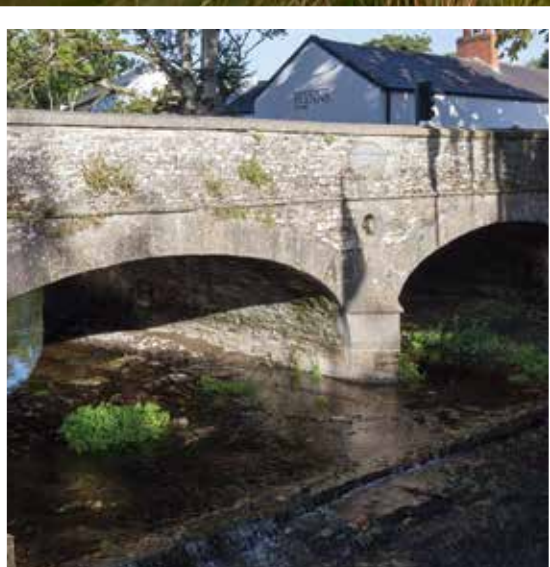
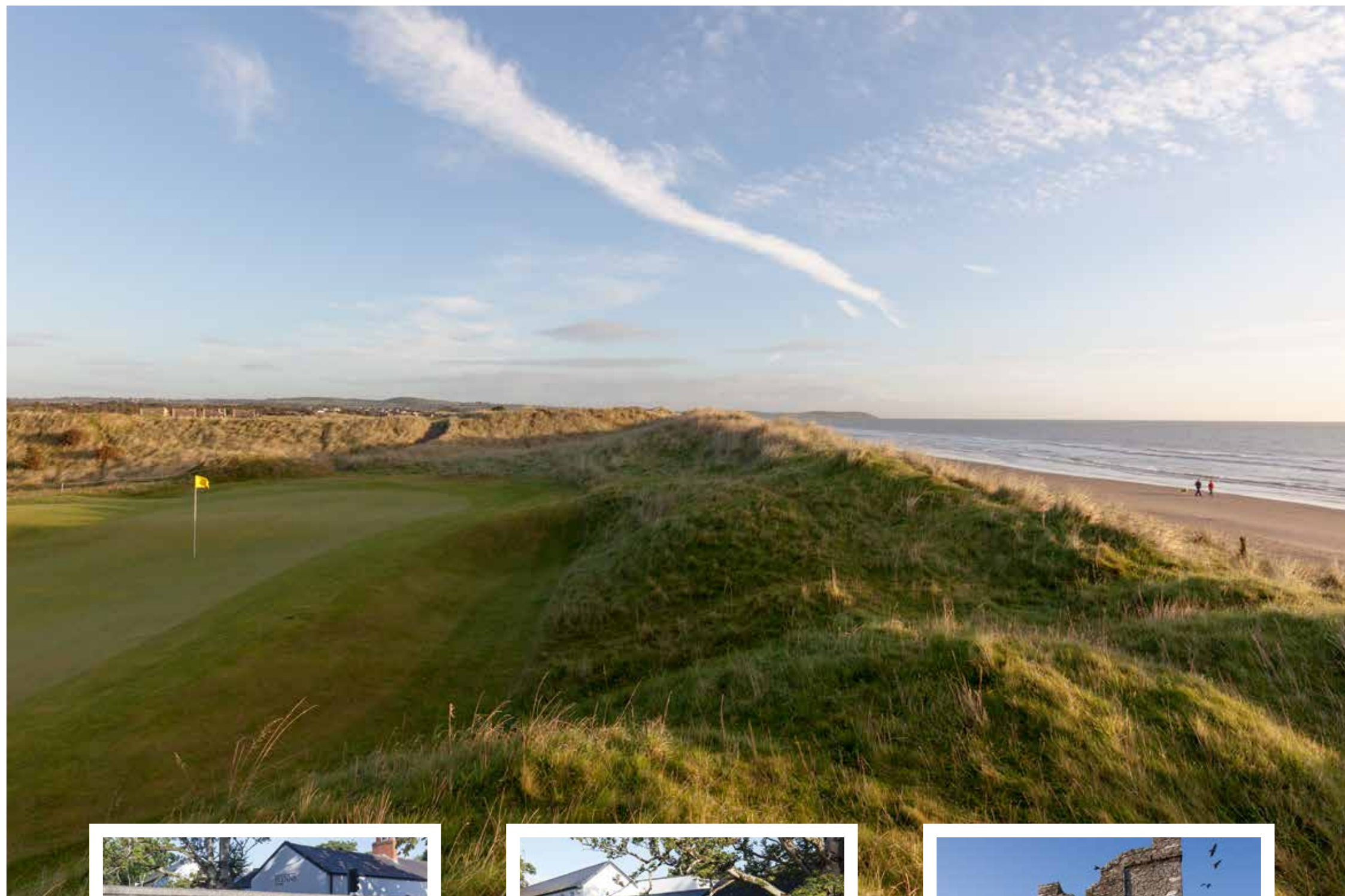
Termonfeckin Castle is a 15th or 16th-century tower house of three storeys. Its most unusual feature is the corbelled roof, similar to the technique used for the Newgrange chamber roof. This castle was damaged in the Irish Rebellion of 1641 and is now a National Monument.

The Waterside Bar and Restaurant, located on the banks of the Ballywater River, is home to good food and tranquil surroundings where you can enjoy tantalising food.

Termonfeckin is home to St Fechin's G.F.C. Gaelic Athletic Association club, fielding both gaelic football and hurling teams.

Approximately 2km away is Beaulieu House and Gardens. The house is a rare example of late C17th architecture in the Artisan Mannerist style. Fine interior plasterwork and a dramatic ceiling painting by artist Willem van der Hagen can be seen alongside exuberant Baroque trophy carvings of musical instruments and weaponry in the Great Hall.

Further afield within 20km of Termonfeckin is Newgrange, Mellifont Abbey, Monasterboice, Slane Castle and village.



STRAND ROAD
TERMONFECKIN

URBANLIFE



URBANLIFE

This plan is indicative and is intended for guidance purposes only. It does not form part of any contract or agreement nor does it show complete ownership boundaries easements or wayleaves. Detailed plans and specifications are available upon request. For specific details, please liaise directly with the sales agent.

This exclusive new development by Urban Life comprises of four 5 bedroom detached houses. They are constructed to the highest levels of energy efficiency standards creating a sustainable home. These houses have been uniquely designed in every detail and incorporate, excellent specification and style, thoughtful design and the highest standards of construction and attention to detail.

This plan is indicative and is intended for guidance purposes only. It does not form part of any contract or agreement nor does it show complete ownership boundaries easements or wayleaves. Detailed plans and specifications are available upon request.

For specific details, please liaise directly with the sales agent.



DNG
DUFFY

Telephone
042 9351011

STRAND ROAD
TERMONFECKIN

House Type {A}

Ground Floor

- SUN ROOM - 13.7m²
- DINNING ROOM - 18.3m²
- LIVING ROOM - 20.8m²
- KITCHEN - 20m²
- HALLWAY - 11.1m²
- LOBBY - 5.7m²
- UTILITY - 7.8m²
- WC - 3.8m²
- LOUNGE - 28.6m²

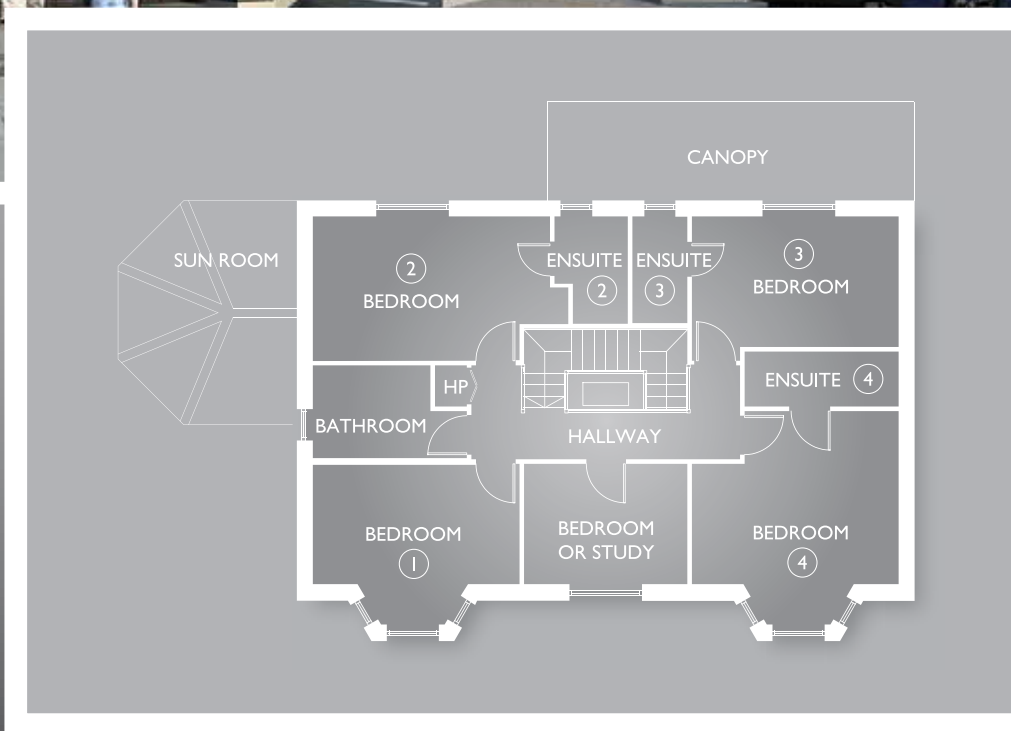
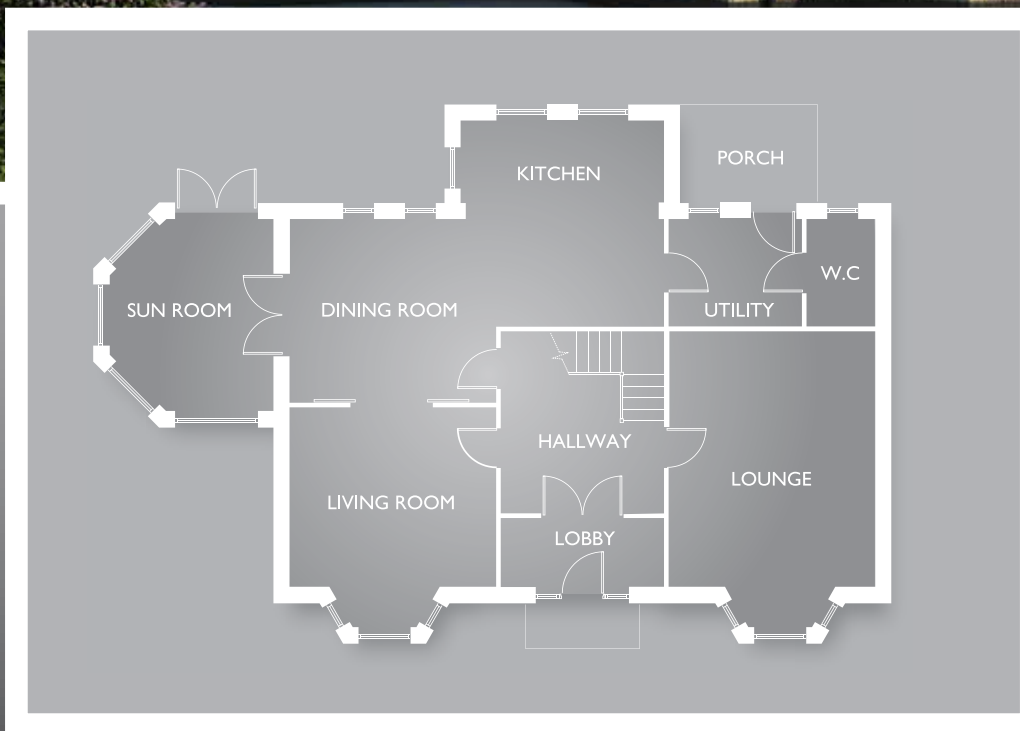
First Floor

- BED ROOM 1 - 14.8m²
- BED ROOM 2 - 17.6m²
- BED ROOM 3 - 14.5m²
- BED ROOM 4 - 18.9m²
- BEDROOM 5 / STUDY - 10m²
- ENSUITE 2 - 3.7m²
- ENSUITE 3 - 3m²
- ENSUITE 4 - 4.2m²
- HALLWAY - 8.1m²
- HOT PRESS - 0.8m²
- BATHROOM - 6.3m²



URBANLIFE

Customers should note that Pictures, Images and Computer Generated Images used throughout this brochure are typical of this home-style and are information purposes only. Adjoining home-styles, garage positions, handing of homes, external treatments, rooflines, brick colours and levels can vary from plot to plot. Side windows may be omitted depending on the configuration of the home. All dimensions are approximate and are subject to change during construction. They should not be used for carpet sizes, appliance spaces, furniture etc. For specific details, please liaise with the Sales Agent.



STRAND ROAD
TERMONFECKIN



House Type {B}

Ground Floor

SUN ROOM - 13.7m²

DINNING ROOM - 18.3m²

LIVING ROOM - 20.8m²

KITCHEN - 20m²

HALLWAY - 14.1m²

LOBBY - 6.7m²

UTILITY - 7.8m²

WC - 3.8m²

LOUNGE - 28.6m²

First Floor

BED ROOM 1 - 13.1m²

BED ROOM 2 - 17.6m²

BED ROOM 3 - 14.5m²

BED ROOM 4 - 17.2m²

BEDROOM 5 / STUDY - 14m²

ENSUITE 2 - 3.7m²

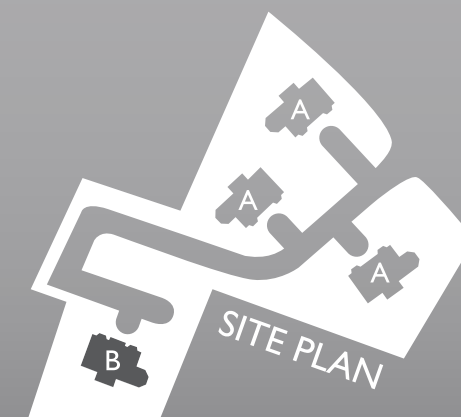
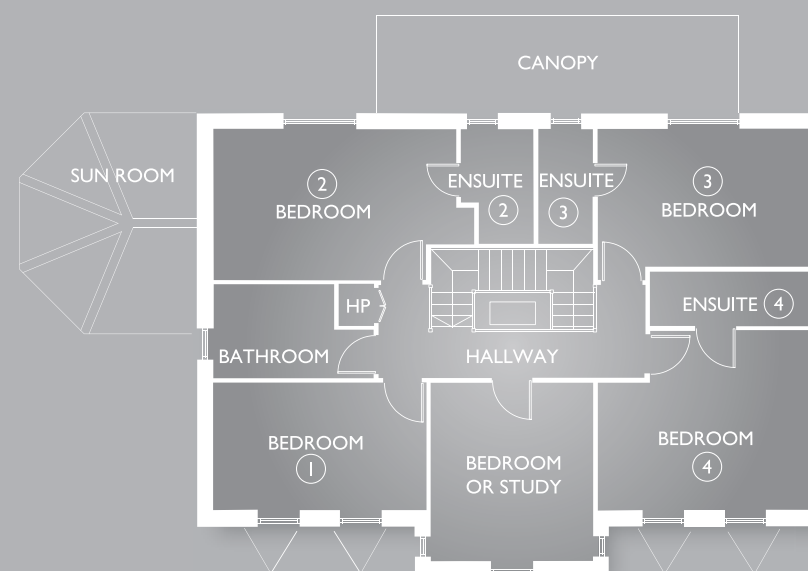
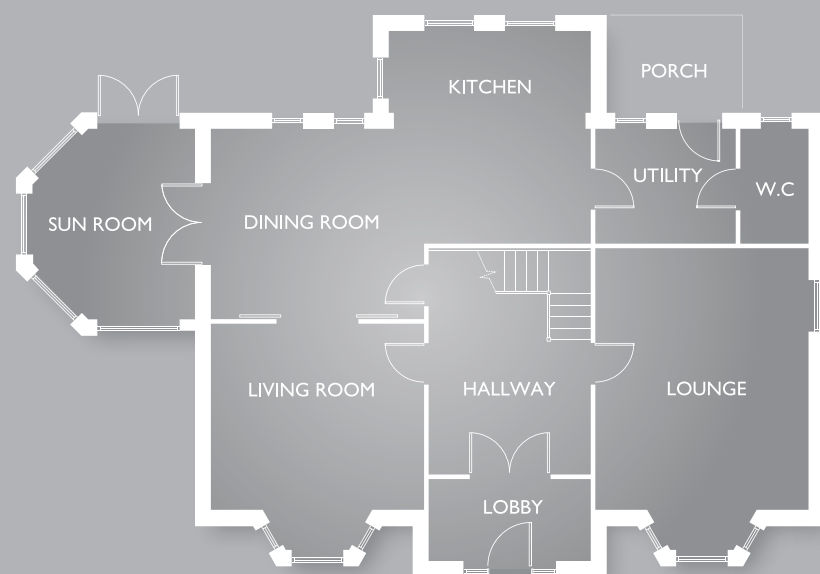
ENSUITE 3 - 3m²

ENSUITE 4 - 4.2m²

HALLWAY - 8.1m²

HOT PRESS - 0.8m²

BATHROOM - 6.3m²



URBANLIFE

Customers should note that Pictures, Images and Computer Generated Images used throughout this brochure are typical of this home-style and are information purposes only. Adjoining home-styles, garage positions, handing of homes, external treatments, rooflines, brick colours and levels can vary from plot to plot. Side windows may be omitted depending on the configuration of the home. All dimensions are approximate and are subject to change during construction. They should not be used for carpet sizes, appliance spaces, furniture etc. For specific details, please liaise with the Sales Agent.

Building Specification BER A2

EXTERIOR

- Stylish brick front elevation
- White plaster with quartz dash to rear and gables
- Blue /black concrete tile to roof
- Black Facia and soffit
- Decorative gravel driveway with cobble locked detailing
- Turfed front garden with some plants in areas
- External tap and external power point provided at rear
- Rear garden seeded with timber post and panel fencing

WINDOWS & DOORS

- Passive Certified Triple Glazed Windows
- Centrally operated espagnolette locking security mechanism
- Hardwood Front door with multipoint locking system

INTERIOR

- All walls and ceilings painted throughout with white emulsion
- Woodwork painted in a white satinwood finish
- Shaker style walnut finished doors
- Elegant white staircase with dark wood hand rails and steps
- High efficiency Kerosene boiler
- Heating boosted by Photovoltaic Solar Panels
- Remote heating control via your smartphone
- Plumbed for wood/multi-fuel burning stove
- Wired for Satellite TV to main rooms
- Cat 5 cable data points for your Smart TVs, Broadband, etc
- Wired for intruder alarm
- Smoke and carbon monoxide detectors throughout

KITCHEN

- Hand painted hardwood Shaker style contemporary kitchen
- Quartz or Velstone work surfaces in choice of finishes
- Upstands to match work surfaces
- Stainless steel splash back
- Stainless steel extractor fan
- Kitchen appliances finished in brushed stainless steel

WARDROBES

- Fitted wardrobes in bedrooms

BATHROOMS

- En-suite bathrooms to selected bedrooms
- Large flush shower trays - high quality wetroom look and feel
- High quality shower doors
- Contemporary stylish white sanitary
- Chrome fittings
- A choice of ceramic wall tiles
- Heated chrome towel rails
- Mirror fitted above bathroom and en-suite washbasins

BUILDING GUARANTEE

- 10 year structural warranty by Global Home Warranties



STRAND ROAD
TERMONFECKIN

GUIDE TO BUYING

PROFESSIONAL TEAM

Getting Prepared

Ok, so you have found the URBAN LIFE house that you like.

To secure your URBAN LIFE New Home, an initial booking deposit of €10,000 by bank draft or cheque made payable to the Agent will be required. This is fully refundable if you decide not to proceed with the purchase for any reason prior to contract signing.

You'll need a solicitor to help you with buying your first home and the best way to choose one is to get some personal recommendations, so ask friends and family. The Selling Agent will ask you for your solicitor details along with proof of purchase.

You are now Sale Agreed. At this stage you'll need a solicitor. Your solicitor will be issued with a contract. Don't worry, your solicitor will review the contract for you and assist you with all the legal stuff.

From here you have 4 weeks to return the contract signed unconditionally with the remaining 10% of the purchase price.

Also, at this point, URBAN LIFE will ask you to finalise your kitchen style, tiling scheme and any other optional extras that might be available to choose from.

Sale Agreed

House in Order

From here, we should be able to give you a guidance on when your new home will be ready. The further on we are in the process, the more accurately we'll be able to give you a completion date.

Also, at this stage, buyers need to have all finance in place. This may be from a house sale, mortgage or savings. When your new home is complete URBAN LIFE will ask that your surveyor inspect the property to confirm that all is finished to the appropriate detail and is ready for handover.

URBAN LIFE's solicitor will issue your solicitor with a completion notice. Now it's time to inform your bank/broker that your new home is ready for final inspection. Your lender will then forward the loan cheque to your solicitor whom in turn will complete the sale.

Now you will have your keys to your new home...

Closing

URBANLIFE

DEVELOPER
URBAN LIFE, Upper Mell,
Drogheda, Co. Louth.



ARCHITECT
VAN DIJK ARCHITECTS,
Mill Street, Dundalk, Co. Louth.



Construction Industry
Federation

BV HOEY & CO

SOLICITORS
BV HOEY & Co., 11 Fair
Street, Drogheda, Co. Louth.



AUCTIONEER
DNG DUFFY, 66 Clanbrasil
Street, Dundalk, Co Louth.



Global Home
Warranties

These particulars and any accompanying documentation and price lists do not form part of any offer or contract and are for guidance only. Measurements and distances are approximate and drawings, maps and plans are not drawn to scale. Intending purchasers should satisfy themselves as to the accuracy of details given to them either verbally or as part of the brochure. The developer reserves the right to make alterations to design and finish.

■URBANLIFE

DOUGLAS NEWMAN GOOD

DNG

DUFFY

PSL NO. 002108

Telephone

042 9351011

www.dngduffy.ie