

DUN EIMEAR

EASTHAM ROAD, BETTYSTOWN, CO. MEATH



**3 & 4 BED SEMI-DETACHED
HOMES NOW AVAILABLE**

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FitzGerald**
Lannon

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URBANLIFE

WELCOME TO BETTYSTOWN



Bettystown is a beautiful seaside village situated along the east coast of Meath in the heart of Ireland's Ancient East. It has one of the finest sandy beaches to be found in the country running from Laytown to Mornington.

Bettystown is exceptionally well served with a number restaurants, bars, supermarkets including Tesco, pharmacies, take-aways, and a credit union.

There are a number of local schools, both primary and secondary. Leisure facilities in the area include an amusement park, tennis club and an 18 hole links golf course, gym and a swimming pool.

The Dun Eimear homes are situated just off the prestigious Eastham Road. Dublin's airport is only 25 mins and just 35 mins from the city centre. More shopping, leisure and social pursuits can be found in nearby Drogheda only 5 mins away.

Bettystown Village itself is serviced by national bus connections and is close to two Railway stations Laytown and Drogheda with very regular services to Dublin and Belfast.

Bettystown has a long held reputation for its amazing beach its accessibility to Dublin and Drogheda, its sense of tranquil living yet convenient to everything.

DUN EIMEAR

EASTHAM ROAD BETTYSTOWN

PHASE 1

**3 & 4 BED
SEMI-DETACHED
HOMES
NOW AVAILABLE**

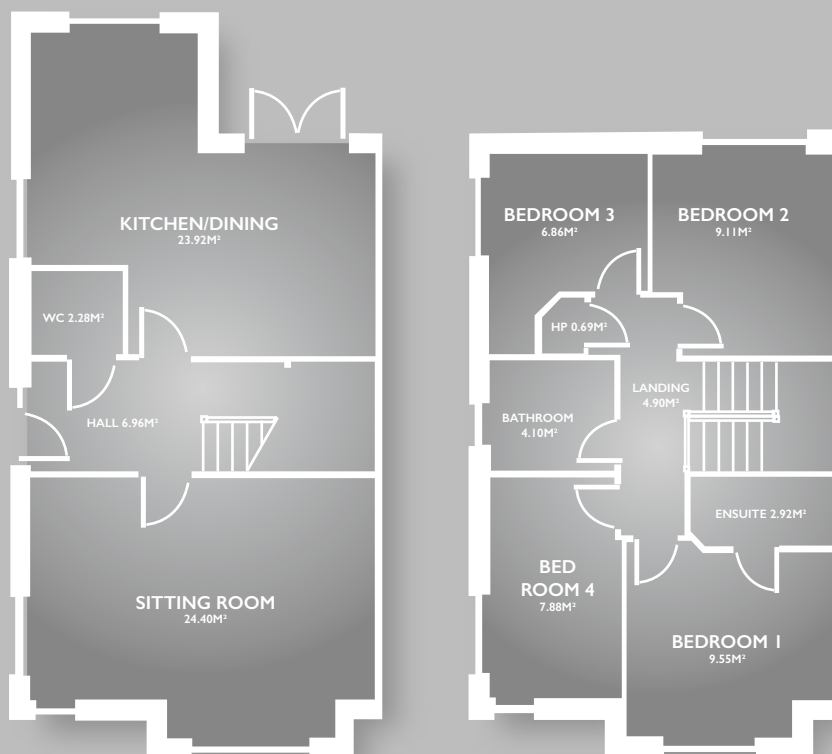


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HOUSE TYPE {C}

HOUSE SIZE | 16.15M² / 1250.23FT²



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FLOOR PLAN LAYOUT



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SPECIFICATIONS

EXTERIOR

- Stylish brick front elevation
- White plaster with quartz dash to rear and gables
- Blue /black concrete tile to roof
- Black Facia and soffit
- Tarmac driveway with cobble locked detailing
- Seeded front garden which may be planted in selected areas
- External tap and external power point provided to rear of house
- Rear garden level and seeded with timber post and panel fencing

WINDOWS & DOORS

- High performance double glazed windows
- Centrally operated espagnolette locking mechanism for enhanced security
- Fully insulated front door with multipoint locking system

INTERIOR

- All walls throughout painted in Wales Cornforth White and ceilings in French White
- Woodwork painted in a white satinwood finish
- Shaker style white oak finished doors
- Elegant white painted staircase with white oak wooden hand rails
- High efficiency gas boiler boosted by Photovoltaic Solar Panels leading to lower energy bills
- Climote remote heating control via your smartphone
- 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

- Shaker style kitchen in choice of colours
- Choice of complementary work surfaces
- Upstands to match work surfaces
- Stainless steel splash back
- Stainless steel extractor fan

WARDROBES

- Fitted wardrobes in selected bedrooms

BATHROOMS

- Large en-suite bathrooms to master bedroom
- Large format flush shower trays giving a high quality wetroom look and feel
- High quality shower doors
- Contemporary white sanitaryware with 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

ENERGY RATING



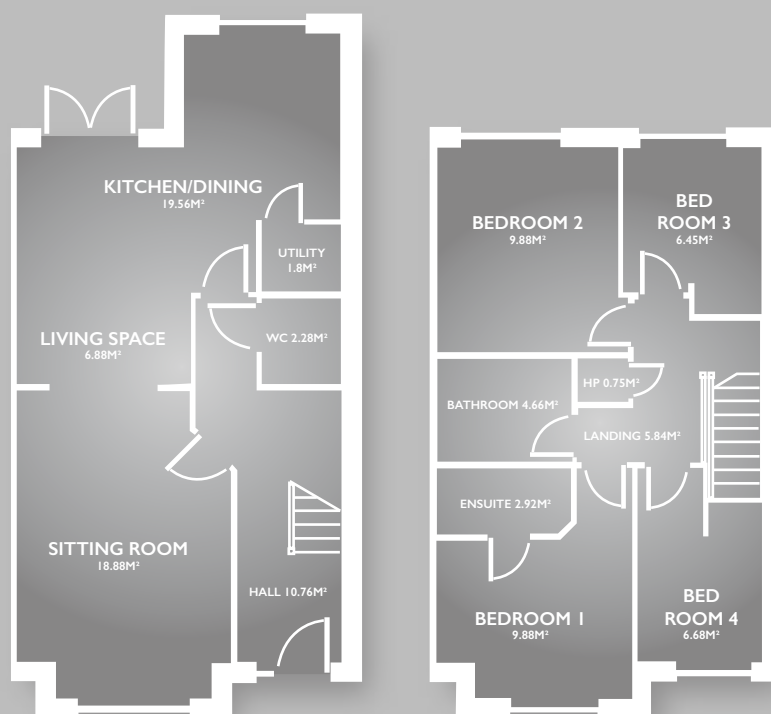
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HOUSE TYPE {D}

HOUSE SIZE 118.56M² / 1276.17FT²



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FLOOR PLAN LAYOUT



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FIRST TIME BUYERS GRANT

If you are a first-time buyer and have been working in Ireland during the last four years, you may be able to apply for an income tax rebate of up to 5% of the purchase price of your new build home up to a maximum of €20,000.

This government back scheme is of great assistance to you in saving up for your deposit. In effect, you have been saving all along! We have worked out a couple of scenarios to assist you in understanding what this may mean for you:

First Time Buyer Deposit Requirements

- House Price / No Purchase Limit 10% of House Price

Example 1 - House Price €250,000

House Price	Deposit %	Deposit Requirement
€250,000	10%	€25,000

Old Deposit Requirement €25,000

First-Time Buyer Rebate	Rebate %	
€200,000	5%	€12,500

New Deposit Requirement €12,500



Example 2 - House Price €275,000

House Price	Deposit %	Deposit Requirement
€275,000	10%	€27,500

Old Deposit Requirement €27,500

First-Time Buyer Rebate	Rebate %	
€250,000	5%	€13,750

New Deposit Requirement €13,750



If you require further information on this scheme, please browse the Citizens' Information at citizensinformation.ie

Alternatively, please contact us and we'd be happy to talk you through it.



HOUSE TYPE {F}

HOUSE SIZE 105.62M² / 1136.89FT²



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FLOOR PLAN LAYOUT



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GUIDE TO BUYING

Ok, so you have found the URBAN LIFE house that you like. To secure your URBAN LIFE new home, an initial booking **deposit of €5,000** by bank draft or cheque made payable to the Selling Agent will be required. **This is fully refundable if you decide not to proceed with the purchase for any reason prior to contract signing.**

Getting Prepared

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.

Sale Agreed

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.

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.

Organise your Finance

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 ready, 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.

Closing

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...

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DROGHEDA

BELFAST
NEWRY
DUNDALK

M1

DIRECTIONS

From Drogheda - Drive south bound towards Dublin via the Dublin Road, R132, past the South Gate Shopping Centre on the left, through the roundabouts towards Dublin. Turn at the next left onto Piltdown Road and follow the posted road signs to Eastham Road.

From the M1 North Bound - Take Exit 7, Julianstown go straight through, R132 towards Drogheda. Take right turn for Piltdown Road and continue to Eastham Road. Watch for Dun Eimear road signs.

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DUN EIMEAR
EASTHAM ROAD, BETTYSTOWN, CO. MEATH

M1

BALBRIGGAN
SWORDS
DUBLIN

EXIT 7



PROFESSIONAL TEAM

URBANLIFE

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



SHERRYFITZGERALD LANNON
42 Shop Street, Drogheda,
Co. Louth.



**vanDijk
Architects**

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

BV HOEY & CO

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



Construction Industry
Federation



Global Home
Warranties