



**Berford**  
DULEEK



Berford is an Exceptional New Development  
of 3 & 4 Bedroom Family Homes that offer  
Modern Design, Space and a High Quality  
Finish Throughout





“

*Contemporary design,  
attention to detail and ample  
living space make Berford  
an exciting prospect for any  
growing family.*

”







# Your Berford Home



Berford is an outstanding new development of 3 & 4 bedroom A rated homes, in the village setting of Duleek, Co Meath. This unique development offers homeowners the benefits of a relaxed village pace of life, with the thriving large town of Drogheda only 8km away and Dublin city centre a 40km commute.

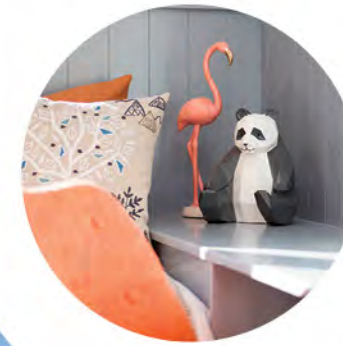
Berford offers A rated contemporary 3 & 4 bedroom family homes, ranging from 111 to 131 square meters (c1,194 to 1,410 sq.ft). Built to exemplary standards by Ashcroft Property Development Ltd., with an abundance of natural light throughout, good use of space for storage and energy efficiency, these homes come to the market ready for the practicalities of everyday living.

The well designed floor plans create large living and sleeping spaces, with high end kitchen and bathroom fittings adding to the sense of luxury throughout. The smart layout of each home comprises of a formal living room located to the front of each property with a kitchen/dining to the rear. There are large double doors opening out to the generous gardens at the rear of the property. There is also a utility room off the kitchen with dual appliance and storage spaces.

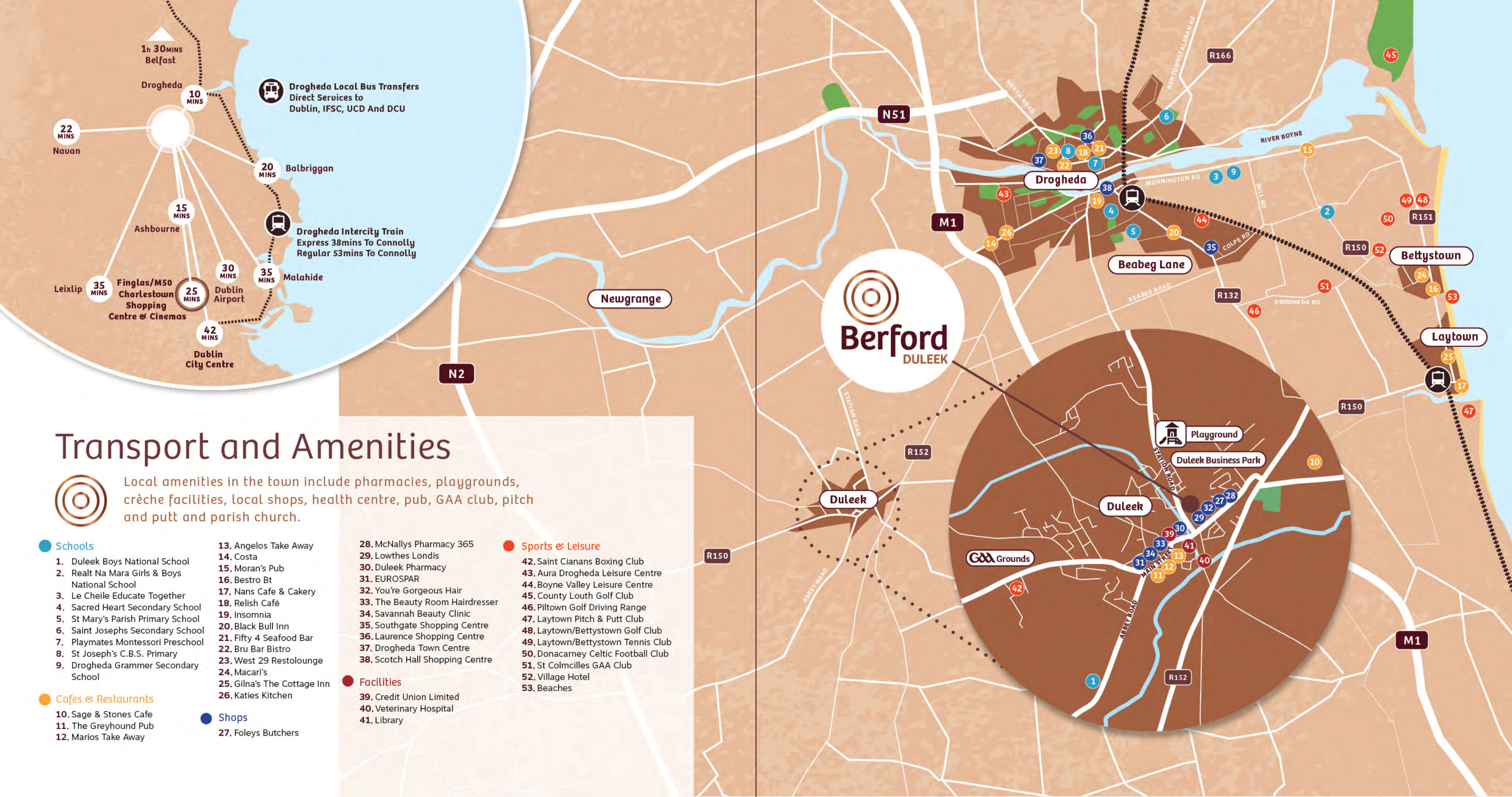
Each home has a bright hallway with under stair storage and a guest WC. Upstairs, each home has a large master bedroom with en suite, a family bathroom, with additional bedrooms, all with fitted wardrobes as standard throughout.

Ashcroft Property Development Ltd. is an Irish owned residential development company managed by staff with over 25 years' experience in the delivery of quality housing developments. Working with top professionals in the Irish residential sector and drawing from a pool of high quality crafts people and technicians, Ashcroft brings this well designed and carefully built development to the market with pride and confidence.

Local amenities in the town include pharmacies, playgrounds, creche facilities, local shops, health centre, pub, GAA club, pitch and putt and parish church.







## Transport and Amenities



Local amenities in the town include pharmacies, playgrounds, crèche facilities, local shops, health centre, pub, GAA club, pitch and putt and parish church.

### Schools

1. Duleek Boys National School
2. Realt Na Mara Girls & Boys National School
3. Le Cheile Educate Together
4. Sacred Heart Secondary School
5. St Mary's Parish Primary School
6. Saint Josephs Secondary School
7. Playmates Montessori Preschool
8. St Joseph's C.B.S. Primary
9. Drogheda Grammer Secondary School

### Cafes & Restaurants

10. Sage & Stones Cafe
11. The Greyhound Pub
12. Marios Take Away

### Shops

13. Angelos Take Away
14. Costa
15. Moran's Pub
16. Bestro Bt
17. Nans Cafe & Cakery
18. Relish Café
19. Insomnia
20. Black Bull Inn
21. Fifty 4 Seafood Bar
22. Bru Bar Bistro
23. West 29 Restolounge
24. Macari's
25. Gilna's The Cottage Inn
26. Katies Kitchen

27. Foleys Butchers

### Facilities

28. McNallys Pharmacy 365
29. Lowthes Londis
30. Duleek Pharmacy
31. EUROSPAR
32. You're Gorgeous Hair
33. The Beauty Room Hairdresser
34. Savannah Beauty Clinic
35. Southgate Shopping Centre
36. Laurence Shopping Centre
37. Drogheda Town Centre
38. Scotch Hall Shopping Centre
39. Credit Union Limited
40. Veterinary Hospital
41. Library

### Sports & Leisure

42. Saint Cianans Boxing Club
43. Aura Drogheda Leisure Centre
44. Boyne Valley Leisure Centre
45. County Louth Golf Club
46. Piltown Golf Driving Range
47. Laytown Pitch & Putt Club
48. Laytown/Bettystown Golf Club
49. Laytown/Bettystown Tennis Club
50. Donacarne Celtic Football Club
51. St Colmcilles GAA Club
52. Village Hotel
53. Beaches





Drogheda Town



River Boyne



Newgrange



Drogheda Train Station



“  
Living in the heart of history,  
the Boyne Valley region is  
home to Brú na Bóinne, which  
is dominated by the UNESCO  
Heritage sites of Newgrange,  
Knowth & Dowth.  
”



# Local Area

Duleek takes its name from the Irish word *diamh liag*, meaning house of stones and referring to an early stone built church, St. Cianan's Church, the ruins of which are still visible in Duleek today.

The development name of Berford takes its name from the Berford Cross, originally a wayside monument at Downstown, less than 2km from Duleek Village.

There are several local primary schools and secondary schools within 10 minutes drive, making Berford welcoming to families. With established sports clubs in Duleek village itself and access to rugby, GAA, tennis and swimming only a short drive away Berford will appeal to all ages and interests. Indeed, there are numerous golf clubs along the stunning coastline within 10km from Duleek village.

This historical town is well placed within the Dublin commuter belt and is strategically located between the N2 and M1 motorways and less than 10Km from Drogheda Train Station. The M50 Finglas junction of the N2, including Charlestown Shopping Centre and Cinemas are less than 25 minutes' drive. Berford also boosts convenient access to the range of coastal amenities of Laytown and Bettystown.



The Berford Cross



Old Bridge House



Laytown Races





## The Berford Selection

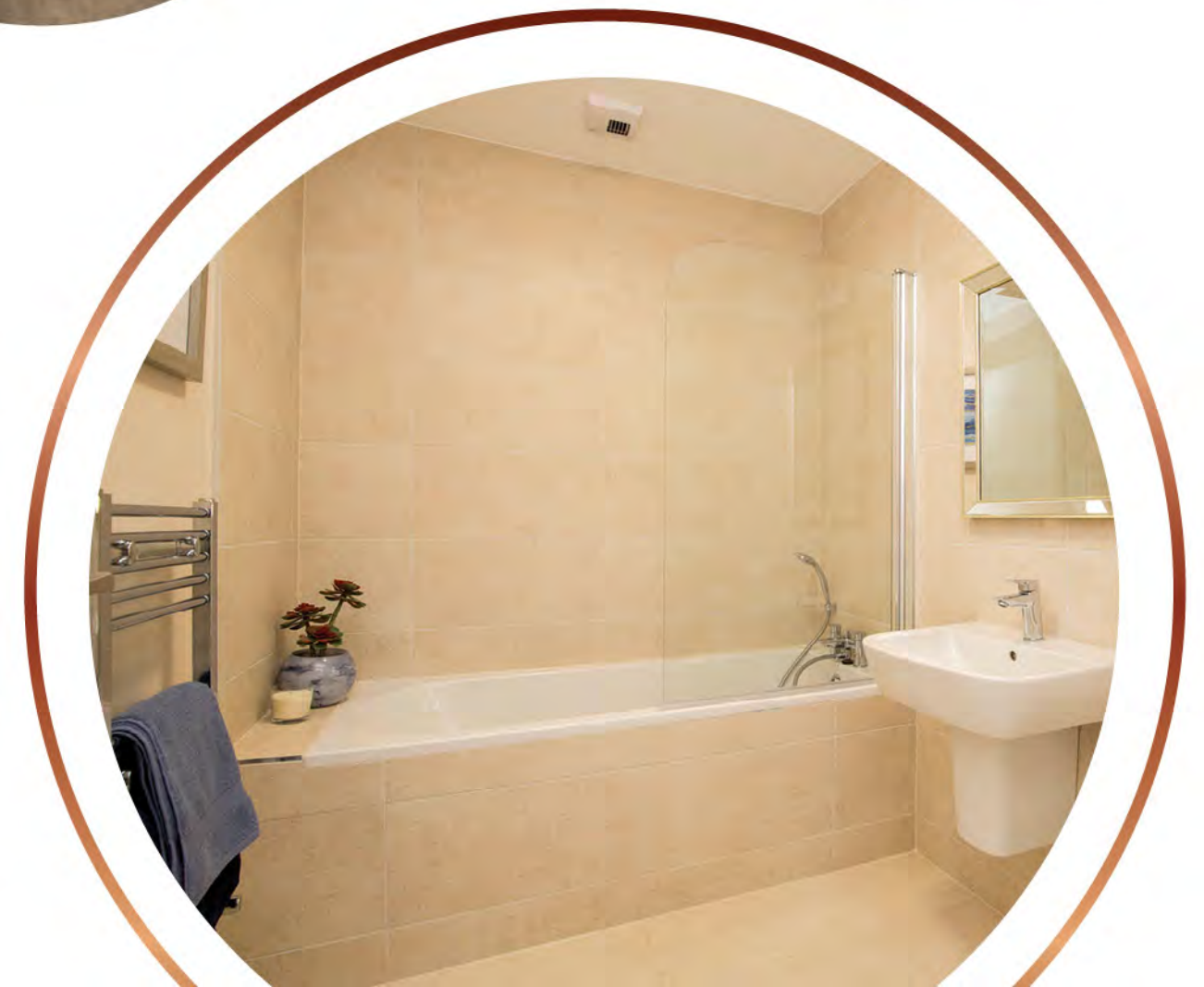












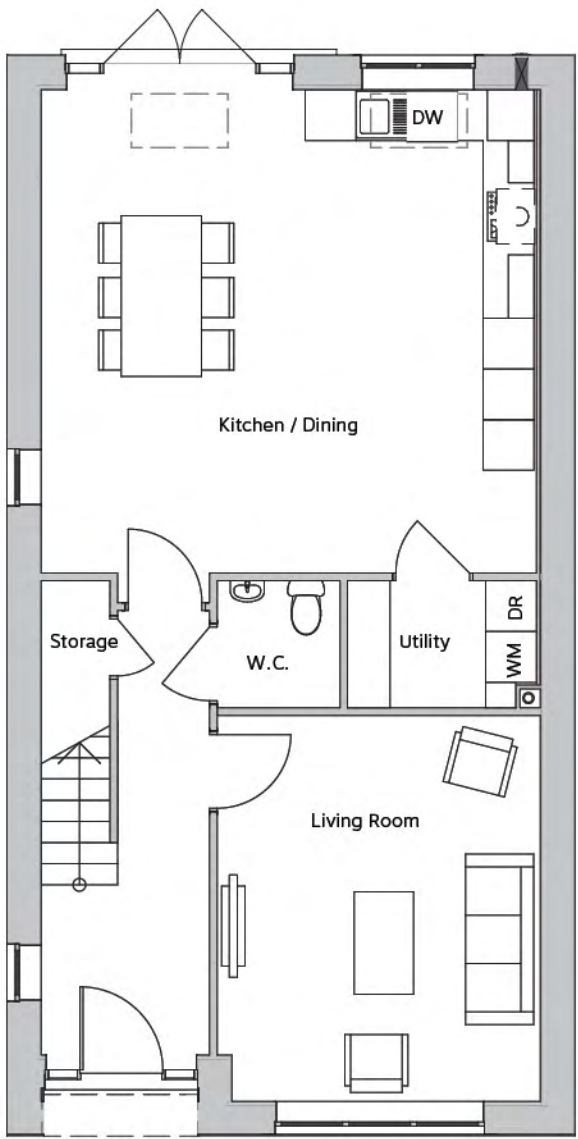


“Generous open space is a key feature which allows for a relaxed and open arrangement of furniture and décor.”

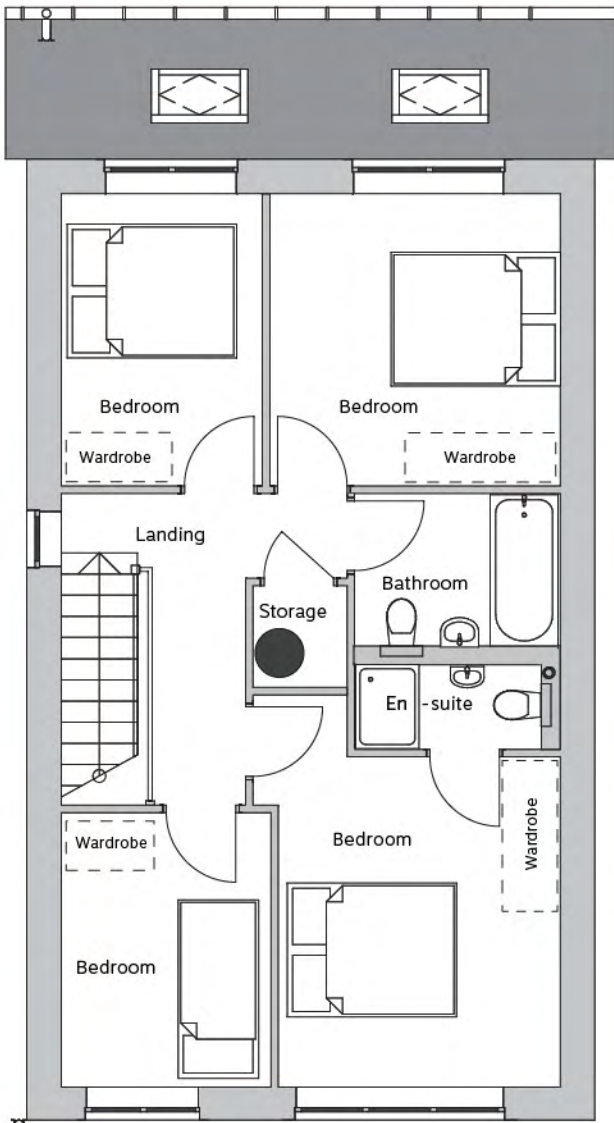
# House Type A1

4 Bedroom Detached

131 SqM / 1,410 SqFt



Ground Floor

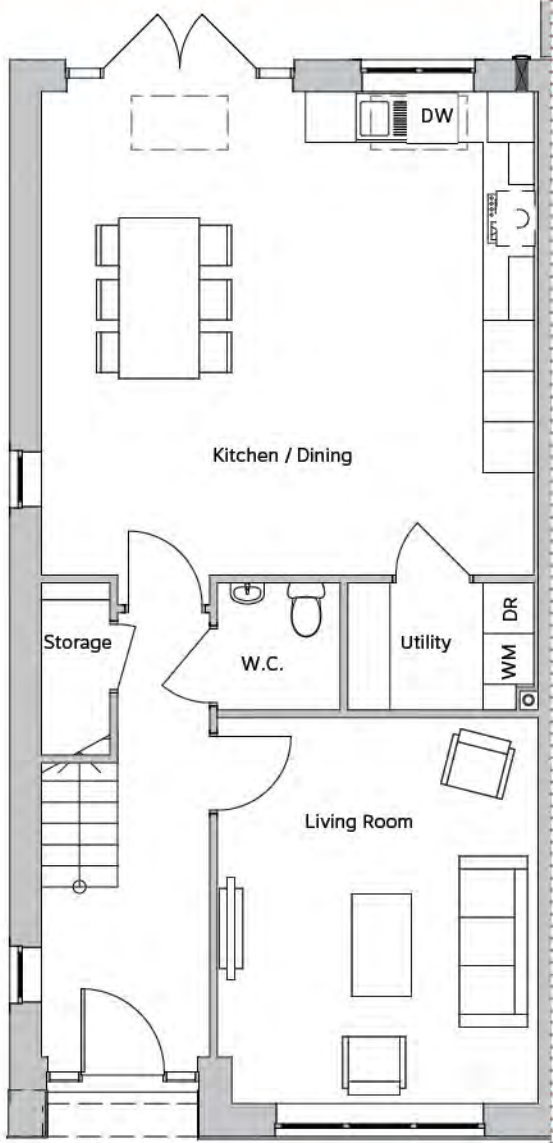


First Floor

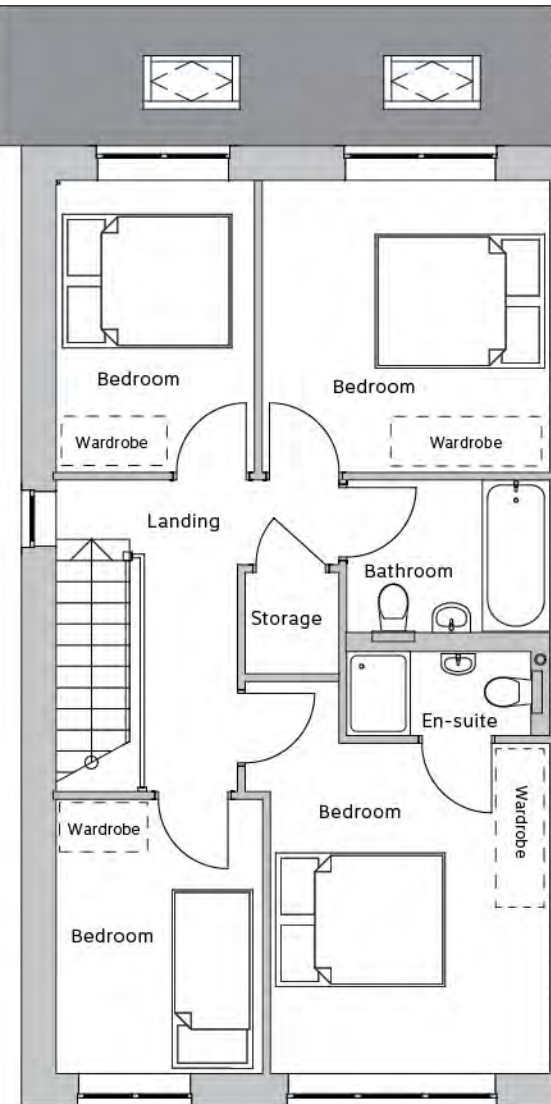


# House Type A

4 Bedroom Semi-Detached  
131 SqM / 1,410 SqFt



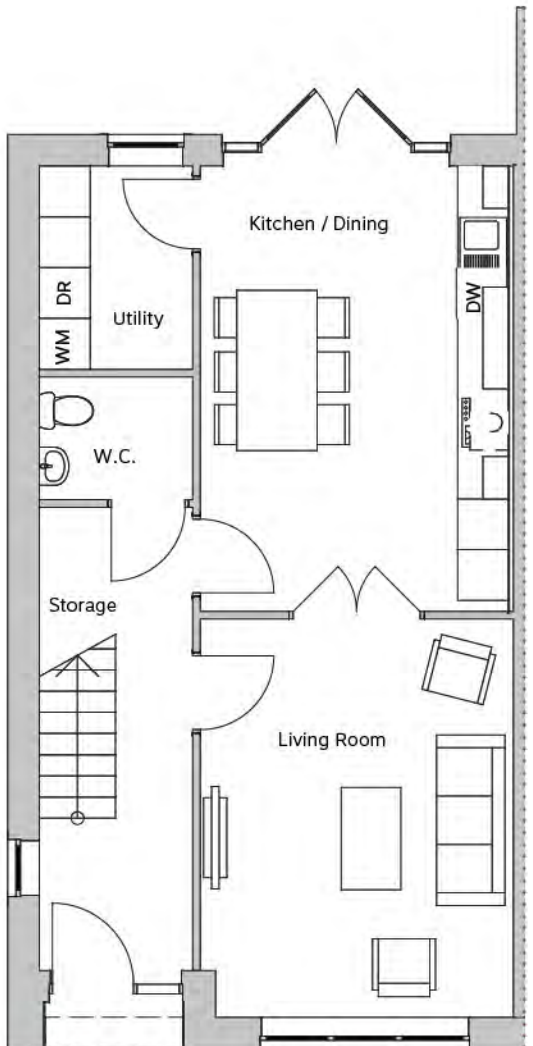
Ground Floor



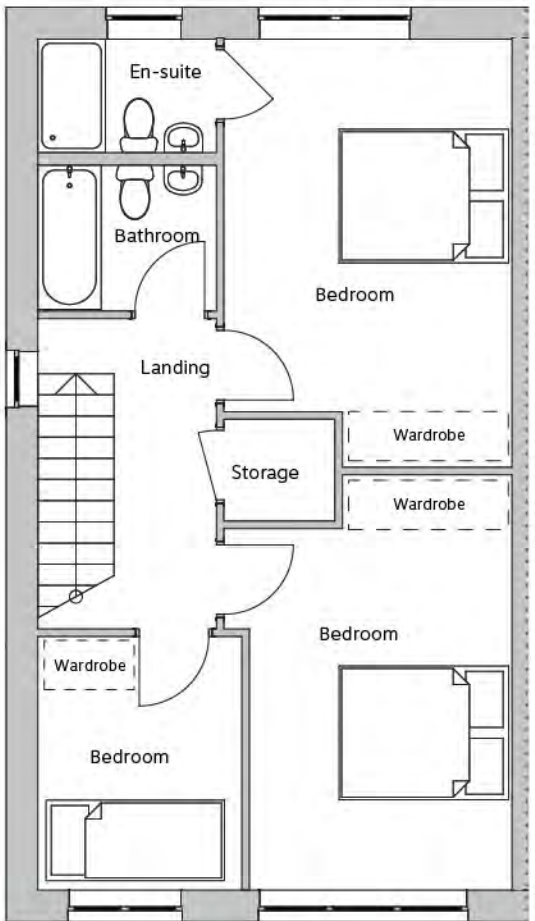
First Floor

# House Type B

3 Bedroom Semi-Detached  
111 SqM / 1,195 SqFt



Ground Floor

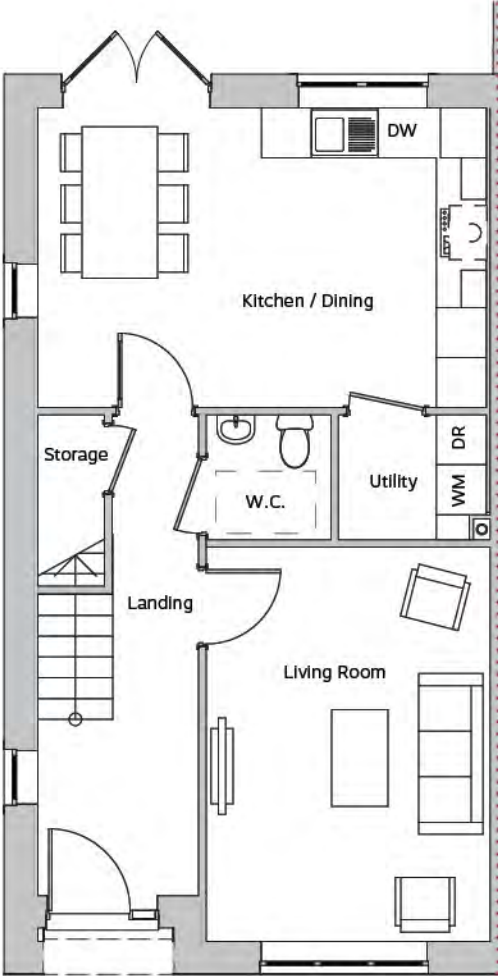


First Floor

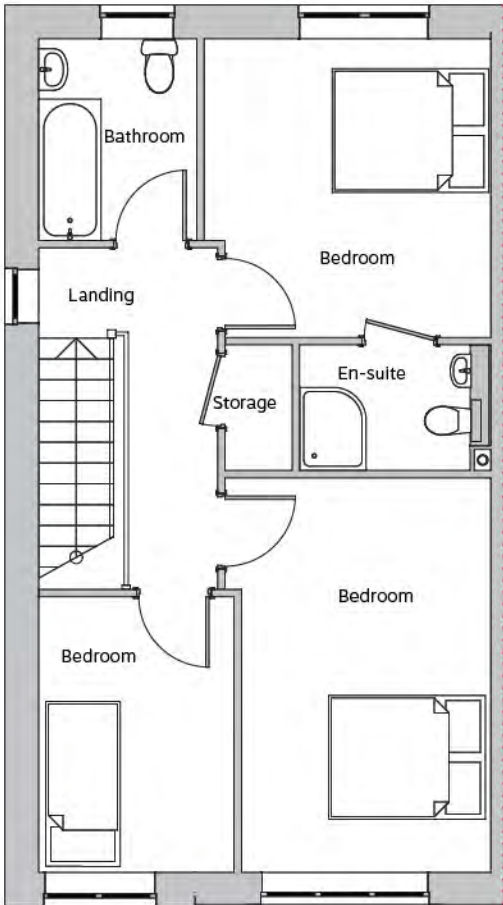


# House Type C

3 Bedroom End of Terrace  
107 SqM / 1,152 SqFt



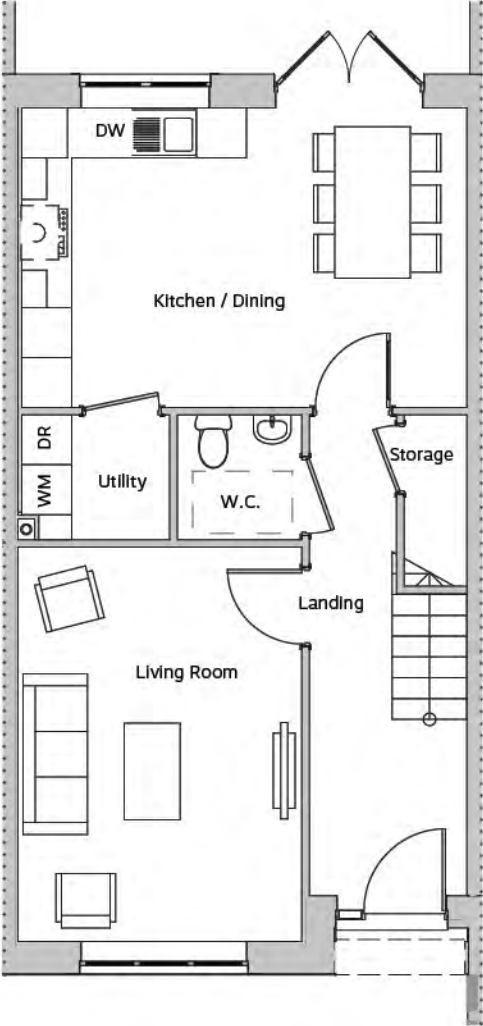
Ground Floor



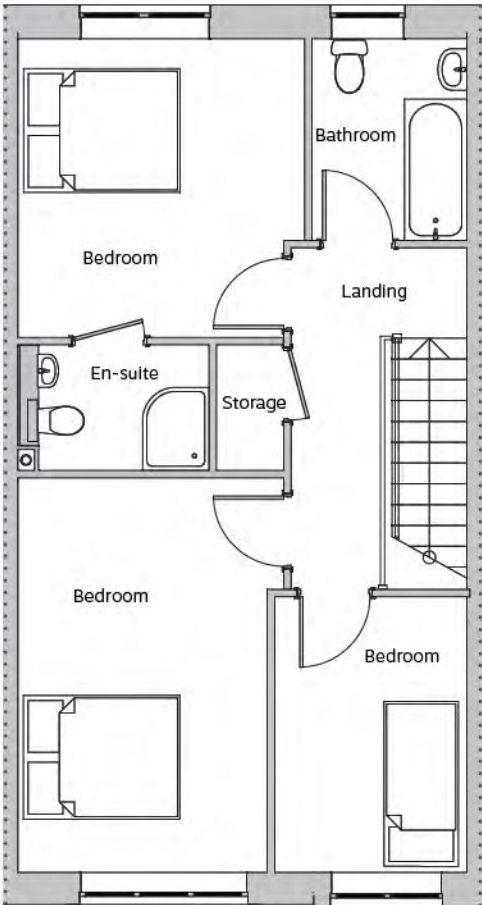
First Floor

# House Type C1

3 Bedroom Terrace  
107 SqM / 1,152 SqFt



Ground Floor



First Floor







# Berford

DULEEK

- HOUSE TYPE A1**  
4 Bedroom Detached  
131 Sq.M. / 1,410 Sq.Ft.
- HOUSE TYPE A**  
4 Bedroom Semi Detached  
131 Sq.M. / 1,410 Sq.Ft.
- HOUSE TYPE B**  
3 Bedroom Semi Detached  
111 Sq.M. / 1,195 Sq.Ft.
- HOUSE TYPE C**  
3 Bedroom End of Terrace  
107 Sq.M. / 1,152 Sq.Ft.
- HOUSE TYPE C1**  
3 Bedroom Terrace  
107 Sq.M. / 1,152 Sq.Ft.

The site plan is an artist's impression only and is not to scale.



# Features & Specifications

## INTERIORS

- High ceilings and spacious living areas on ground floor
- Walls painted throughout in colours selected by Jackie Carton of award winning Interior Design consultancy, Style My Room
- Attic trusses providing exceptional storage use and facilitating future upward extension of living space at a later date. Attics are accessed by pull down ladder stairs and provided with a partial walk-on area, powerpoint and light switch
- Designer fitted wardrobes 'Cashmir Shadow' from the Curragh Deluxe range by Cawley Furniture Ltd
- Solid core prefinished doors with stylish satin chrome finish door handles by Interlock Hardware Ltd
- Splayed top architrave and matching skirting boards – 6" on ground floor and 5" upstairs
- Contemporary Staircases with walnut handrail by Connolly Stairs Ltd
- Concrete ground floors and board panel first floor

## KITCHENS

- 'Classico' High Gloss Kitchens with 40mm leading edge counter top and upstand complete with stainless steel hob back. Frankie Antea stainless steel 1.5 bowl sink and Franke 'Asconi' taps by Cawley's Furniture Ltd. 900mm high wall units to facilitate high ceilings. Blum soft close hinged doors and drawers with Zephir handles. Electrical appliances not included
- Teka stainless steel extractor and ducting
- Counter Lights in Kitchen
- Utility Room worktop units, with power points and plumbed for washing machine

## BATHROOMS

- High quality sanitary ware by Ideal Standard, including Tesi WC Suite in main bathroom, using AquaBlade® flushing technology for quieter, cleaner and more efficient flushing action
- Contemporary shower door / enclosure and bath screen by Ideal Standard – as show house
- Ava Ivory Matt 600 x 300mm tiles by Project Tiles as seen in Main bathroom, En-suite and Downstairs toilet
- Crystal Straight Chrome heated towel rails in all bathrooms and the downstairs WC
- Shaver lights over mirrors in bathrooms

## SECURITY & SAFETY

- Wired for Intruder Alarm System
- Safety restrictors on upper floor windows
- Ultra tech heavy duty hardwood front doors, 56 mm thick with multi-point locking system. Secure by Design certified
- Type LD2 fire detection system with smoke detectors fitted throughout all habitable rooms and circulation
- Carbon Monoxide detection in kitchens

## ELECTRICAL

- Generous Lighting and powerpoint distribution, including Cable TV points in all habitable rooms
- Additional wiring for satellite TV in Kitchen, Living and Master Bedroom
- Twin switched sockets with USB charging in Living Room, Kitchen and Master Bedroom
- Recessed LED downlights in entrance hallway and upstairs landing
- Surface mounted ceiling LED light fittings in bathrooms and downstairs toilet
- External LED bulkhead light above patio french doors
- Brushed Chrome sockets and light switches in kitchen area
- Energy saving LED light fittings in feature areas as noted
- Wiring is provided in every habitable room (kitchen, living room and all bedrooms) for satellite tv, cable television and internet. Site infrastructure has been provided to bring fibre optic cable directly into your home which will produce the fastest internet speeds available. Final connections by broadband providers

## ENERGY EFFICIENCY

**BER A3**

- A3 BER energy rating, with high levels of roof, wall and floor insulation and air tight design
- Photovoltaic solar panel system using solar radiation to produce electricity and reduce ESB costs
- Aereco low energy demand-driven mechanical extract ventilation system, quietly and efficiently extracting moist air from wet rooms, based on the humidity levels in those rooms. Fresh air introduced to habitable rooms via acoustic sensitive slot trickle vents in windows balances and ensures air quality
- High Efficiency Vokera Gas Boiler System with 3 zone 24/7 programmable heating controls, allowing independent time and temperature control of the living area, sleeping area and hot water. Aided by external temperature and weather sensor, the 3 zones are thermostat controlled to allow easier control of the temperature in your home

## EXTERNAL FEATURES

- Country manor heritage blend bricks on front elevations with Weber monocouche finish on side and rear walls. Window cills on front elevations provided by InGranite
- UPVC high performance, argon filled, low emissivity coated double glazed windows. Overall U value of 1.2 W/m2K
- Aesthetically appealing hardwood front doors by Ultra Tech
- Large double-glazed french doors & side panels to rear patio - 90mm thick
- Maintenance free UPVC fascia and gutter systems
- Landscaped front gardens with hedge divisions, enveloping Tobermore Hydropave paving to drive-ins, facilitating 2 off-street parking spaces
- External water tap point in rear garden.
- Future wired for electric vehicle home charger point. SEAI grant available for installation of charger unit
- Concrete side paths and patio area with external light and power point. Rear gardens levelled and seeded
- Concrete post and timber plank panel dividing

- fence with a close board treated timber side gate. Rear garden walls are generally 2.0 metres high in Fairface blockwork
- Rear garden areas are larger than minimum standards

## WARRANTY

- Warranty cover under Homebond 10 year structural and latent defect insurance scheme











## Your New Homes Team

### Sales Agent



**Shane Black**  
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Louth  
**041 9810848**  
[shaneblackproperty.ie](http://shaneblackproperty.ie)  
[info@shaneblackproperty.ie](mailto:info@shaneblackproperty.ie)  
PSRA 002239

### Built by



### Architects & Planning Consultants

Delphi Architecture

### Civil & Structural Engineers

Waterman Moylan Engineering

### Mechanical & Electrical Engineering & BER

Waterman Moylan Engineering

### Landscaping

Inula Landscapes by Deirdre Bateman Design

### Interior Designer

Style My Room by Jackie Carton

### Legal

Mason Hayes & Curran

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**Builder**