



GORTMELL

DROGHEDA



YOUR NEW HAPPY PLACE



## Welcome to Gort Mell

Gort Mell is a wonderful new development consisting of 1,2, 3 & 4 bedroom homes conveniently located just off the M1 on the Old Slane Road, only minutes from Drogheda town centre. Gort Mell is perfect for both first time buyers and growing families alike.

These beautiful A-Rated homes, from award – winning developer Lagan Homes are finished to the highest of standards and offer spacious, superior accommodation within an attractive landscaped development.







THE HIGHEST QUALITY HOMES, FROM TOP TO BOTTOM







SOPHISTICATED, CONTEMPORARY LIVING,  
IN ONE OF IRELAND'S MOST VIBRANT TOWNS







POP OUT FOR A DRINK, OR HOP ON A TRAIN TO THE CITY



# Fantastic Amenities Right On Your Doorstep

Gort Mell is just minutes from Drogheda town centre, a bustling hub of activity both day and night. Indulge in some retail therapy at Scotch Hall, catch some live music in one of the many venues around the town or get together with a friend over coffee or brunch. Or if you're the active type, there's a huge choice of sporting options nearby, including fantastic golf courses, like Baltray and Bettystown Golf Club only a few minutes drive away.







A TOWN BURSTING WITH HISTORY & CULTURE



## Modern Life In A Historic Setting. **Discover The Best Of Drogheda**



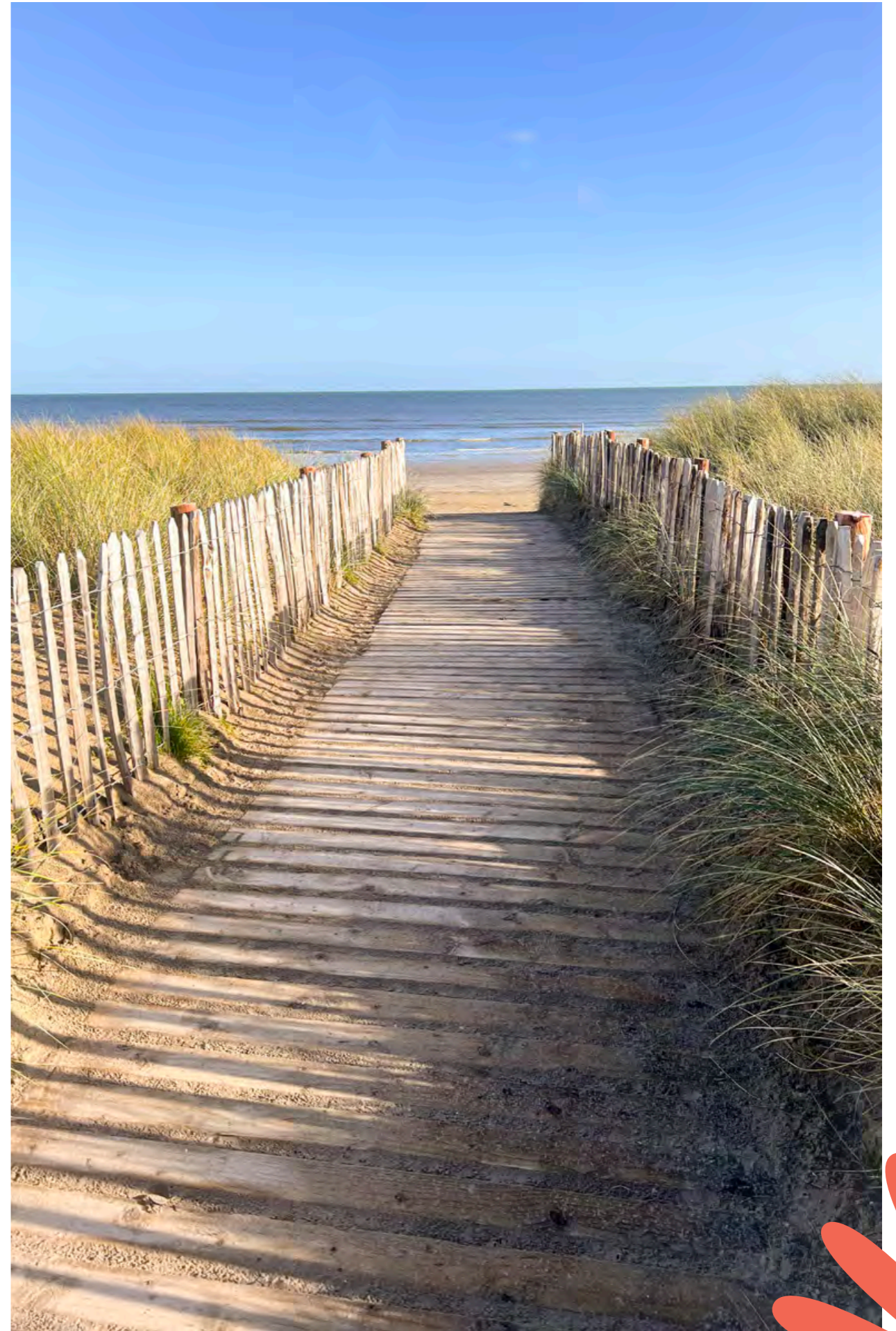
As one of the oldest towns in Ireland, Drogheda is packed with things to see and do. A walk through the town centre is a walk through history, yet modern amenities, shops, restaurants and pubs exist seamlessly among these ancient structures and monuments. This charming town has everything you need within easy reach.



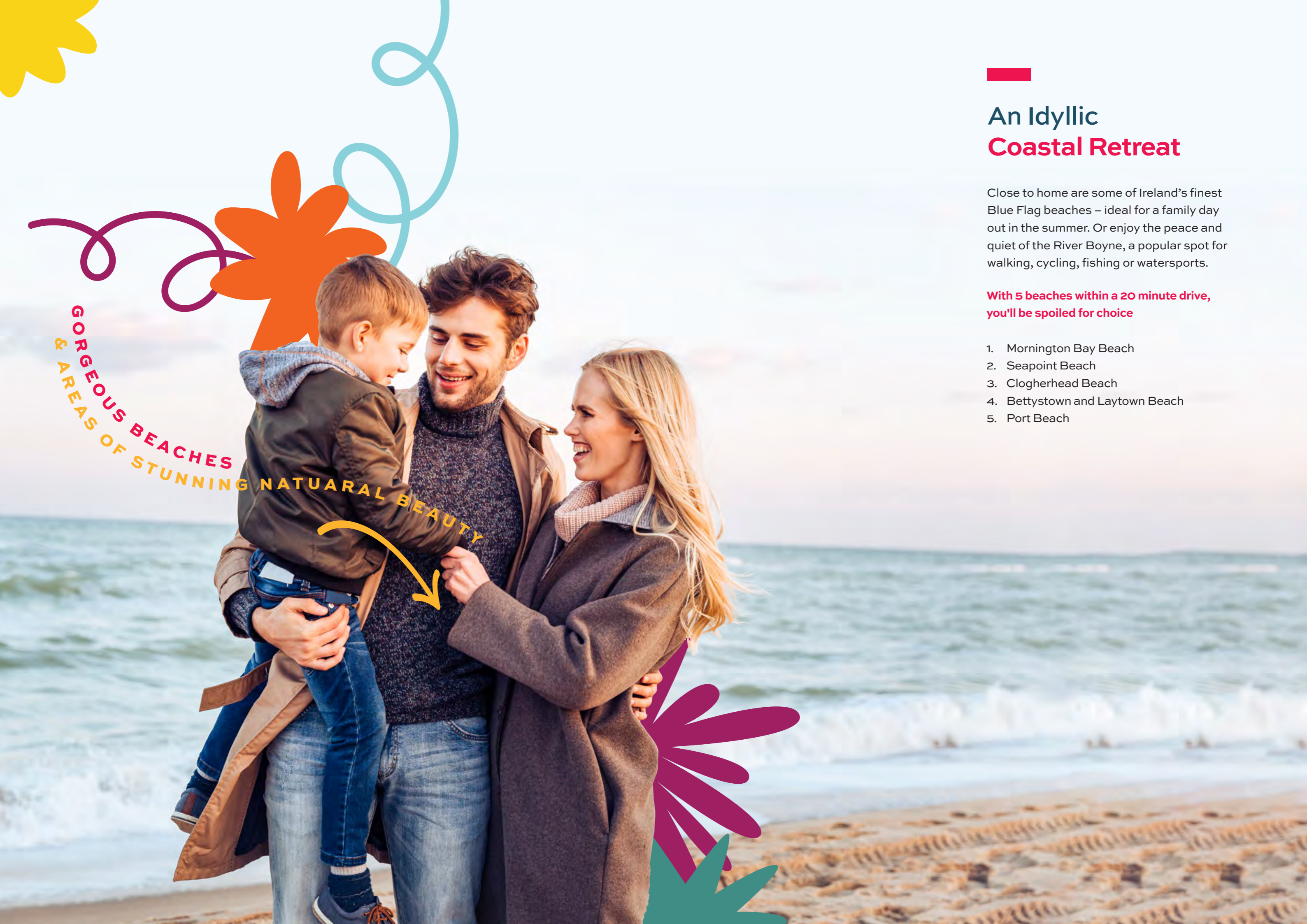


## Miles of Sandy Beaches To Explore

Drogheda boasts breathtakingly beautiful beaches, stretching along the shores of the Irish Sea, these pristine sandy stretches offer a tranquil escape and picturesque vistas. From the golden sands of Termonfeckin and Bettystown Beach to the rugged beauty of Mornington Beach, Drogheda's coastline provides a perfect blend of serenity and natural splendour.







GORGEOUS BEACHES  
& AREAS OF STUNNING NATURAL BEAUTY

## An Idyllic Coastal Retreat

Close to home are some of Ireland's finest Blue Flag beaches – ideal for a family day out in the summer. Or enjoy the peace and quiet of the River Boyne, a popular spot for walking, cycling, fishing or watersports.

**With 5 beaches within a 20 minute drive, you'll be spoiled for choice**

1. Mornington Bay Beach
2. Seapoint Beach
3. Clogherhead Beach
4. Bettystown and Laytown Beach
5. Port Beach



# A Perfect Place To Grow & Learn

For your families educational needs, Drogheda has a strong educational offering with over 20 schools servicing the locality.

Gort Mell is in close proximity to Mell National School, St. Joseph's National School, St. Peter's National School and secondary schools at Drogheda Educate Together, Our Lady's College and Ballymakenny College.



## Connectivity & Transport



Drogheda is well serviced by rail and bus transport services, educational and retail facilities at West Street, Scotch Hall Shopping Centre and Laurence Shopping Centre as well as Retail Parks on the north and south sides of the town.

### APPROX TRAVEL TIMES



#### BY CAR

M1 Motorway	3 mins
Bus Station	7 mins
Train Station	11 mins
Dundalk	25 mins
Port Tunnel	32 mins
Dublin Airport	39 mins
Dublin City Centre	45 mins
Belfast City Centre	75 mins



#### BY TRAIN

Dublin	34 mins
Belfast	90 mins

All times are approx. and may vary during peak times

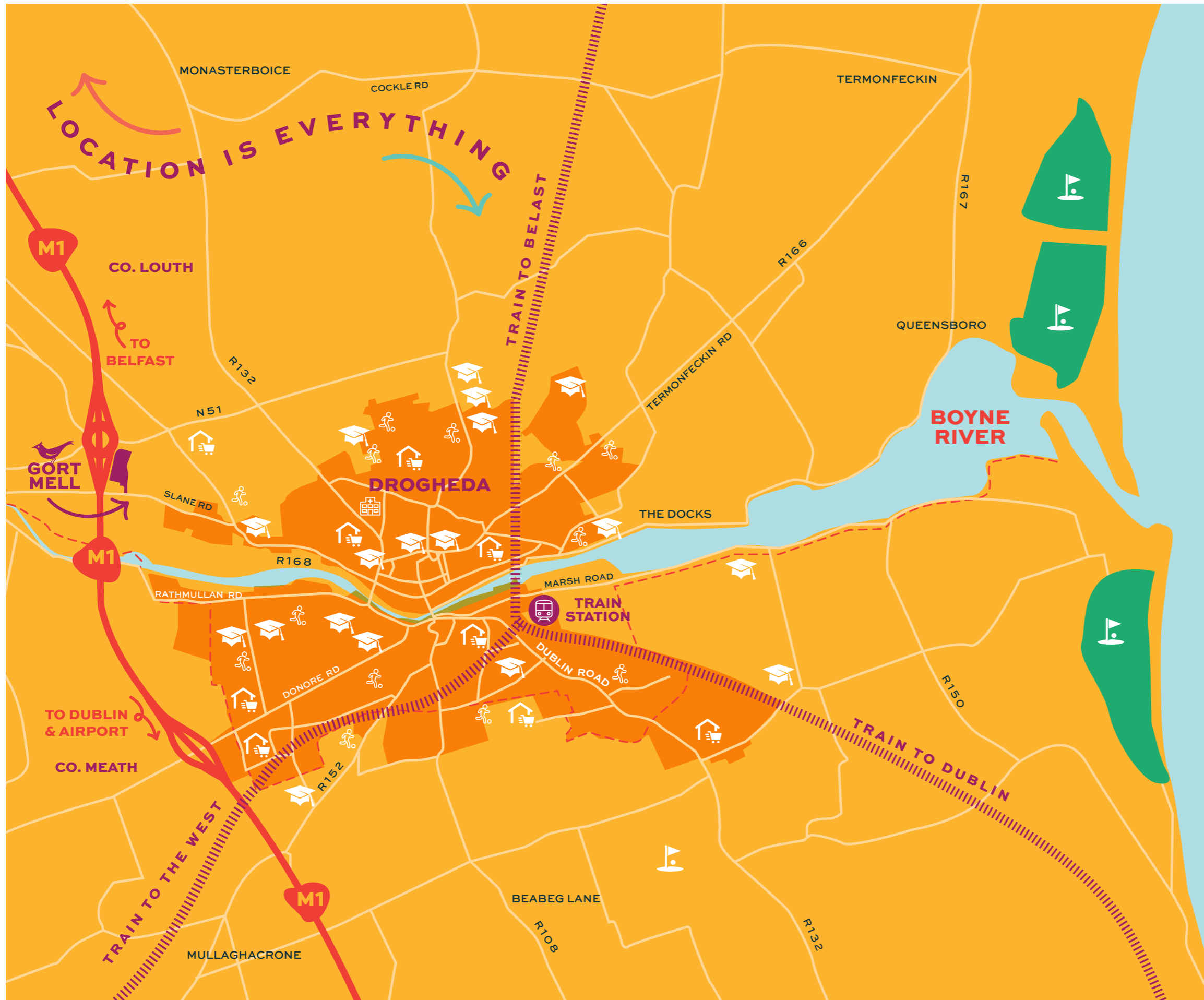


## Easy Access to City, Coast & Countryside

Gort Mell is situated perfectly for people who like to enjoy every aspect of life. Both the M1, minutes from your front door, and Drogheda Train Station offer a fast track to Dublin and beyond.

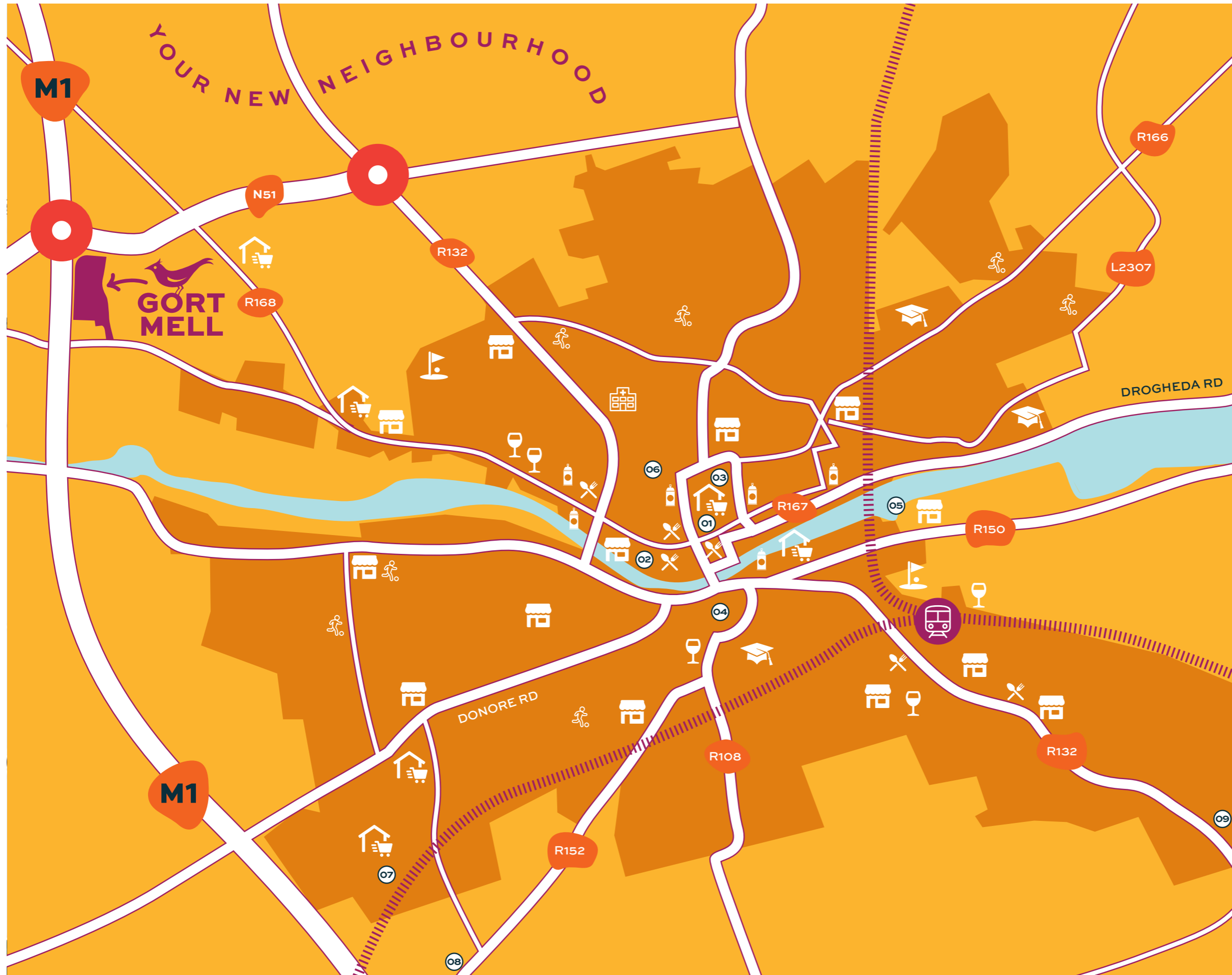
### MAP ICONS

-  • SCHOOLS
-  • SHOPPING CENTRE
-  • TRAIN STATION
-  • SPORTS / GYM
-  • GOLF
-  • HOSPITAL



LOCATION IS EVERYTHING









## Local Hotspots

Excellent schools, bustling pubs, great restaurants, incredible museums and galleries, historic structures at every turn... Drogheda really has it all.

1. Highlanes Gallery
2. St. Peter's Church
3. Laurence's Gate
4. Millmount Museum
5. Viaduct
6. Magdalene Tower
7. Tommy Leddy Theatre
8. Boann Distillery
9. Southgate Shopping Centre

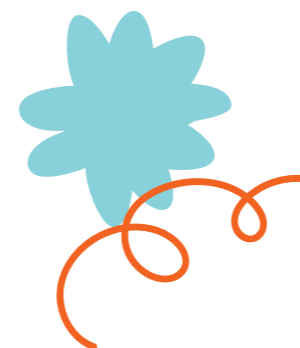
## MAP ICONS

-  • SCHOOLS
-  • SHOPPING CENTRE
-  • CONVENIENCE STORE
-  • RESTAURANT
-  • PUB / BAR
-  • TRAIN STATION
-  • SPORTS / GYM
-  • GOLF
-  • HOSPITAL
-  • STREET ART





## Stylish, Spacious, Modern Family Homes



With a wonderful selection of 1, 2, 3 & 4 bedroom homes, Gort Mell is ideal for growing families of all ages and sizes. Each home is meticulously designed and finished with the latest features to ensure a comfortable lifestyle for every member of the family. Well appointed kitchen, bright living spaces are complimented by spacious bedrooms offering the perfect blend of living and bedroom accommodation. There are fast and frequent transport options on your doorstep, both locally and to Dublin, Gort Mell is quite simply an incredible opportunity to purchase a superior family home that suits the needs of every life stage.





CGI'S ARE FOR ILLUSTRATIVE PURPOSES ONLY. LAYOUT MAY VARY.





### Heating, Ventilation & Water Systems

- Pressurized hot and cold water supply to kitchen, bathrooms, en-suites and utility room where present.
- Highly efficient air source heat pumps

### Electrical

- Wired for broadband
- Data points and TV connections
- Generous quantity of electrical sockets and lighting
- Recessed downlight to kitchen
- Ducting for EV charging point
- Generous electrical kitchen appliance package subject to contracts being signed and returned within 21 days from date of contract issue

### Energy Efficiency

- A2 energy rated homes

### Kitchens & Wardrobes

- Contemporary fitted kitchen
- Fitted wardrobes in selected bedrooms

### Bathrooms

- Stylish sanitary ware fitted to all bathrooms to include shower screens
- Part wall and floor tiling
- Heated towel radiators in selected bathrooms

### Interior Finishes

- Internal walls painted to a high standard, one colour throughout
- Quality interior joinery to include painted doors and contemporary skirting and architraves
- Pull down access ladder to attic

### External Finishes

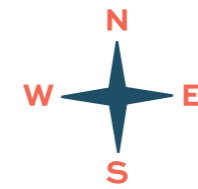
- Attractive brick and render facade
- Maintenance free uPVC double glazed windows, fascia and soffit
- Attractive paved driveways
- Seeded gardens as standard
- Engineered timber front door with 5 point locking system

### Building Warranty

- Each home is covered by Homebond 10 year Structural Warranty



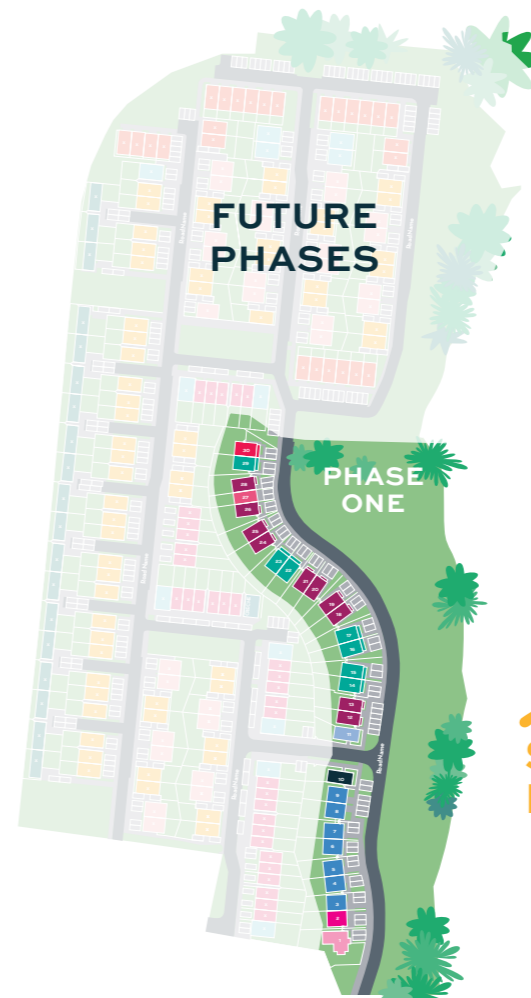




## Site Plan

### HOUSE TYPES

- **THE SWALLOW**  
3 BED SEMI D - 112.8 SQ.M/1214 SQ.FT
- **THE SKYLARK**  
3 BED SEMI D - 120 SQ.M/1292 SQ.FT
- **THE STARLING**  
3 BED SEMI D - 120 SQ.M/1292 SQ.FT
- **THE RAVEN**  
3 BED TERRACE - 103.4 SQ.M/1113 SQ.FT
- **THE ROBIN**  
3 BED END TCE/3 BED SEMI D - 113.4 SQ.M/1221 SQ.FT
- **THE BLUEBIRD**  
4 BED DETACHED - 152.1 SQ.M/1637 SQ.FT



SHOW HOME

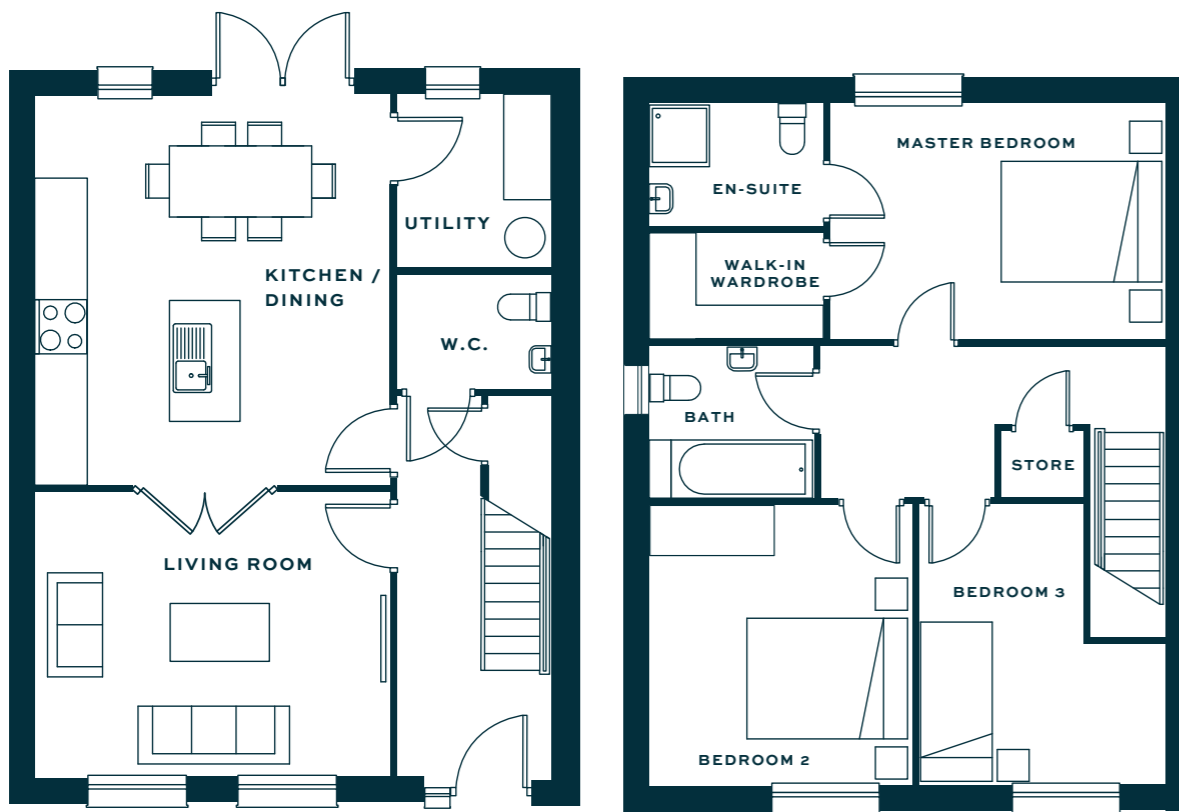


# FLOOR PLANS



## THE SWALLOW

3 BED SEMI - DETACHED. 112.8 SQ.M / 1214 SQ.FT



Ground Floor

First Floor

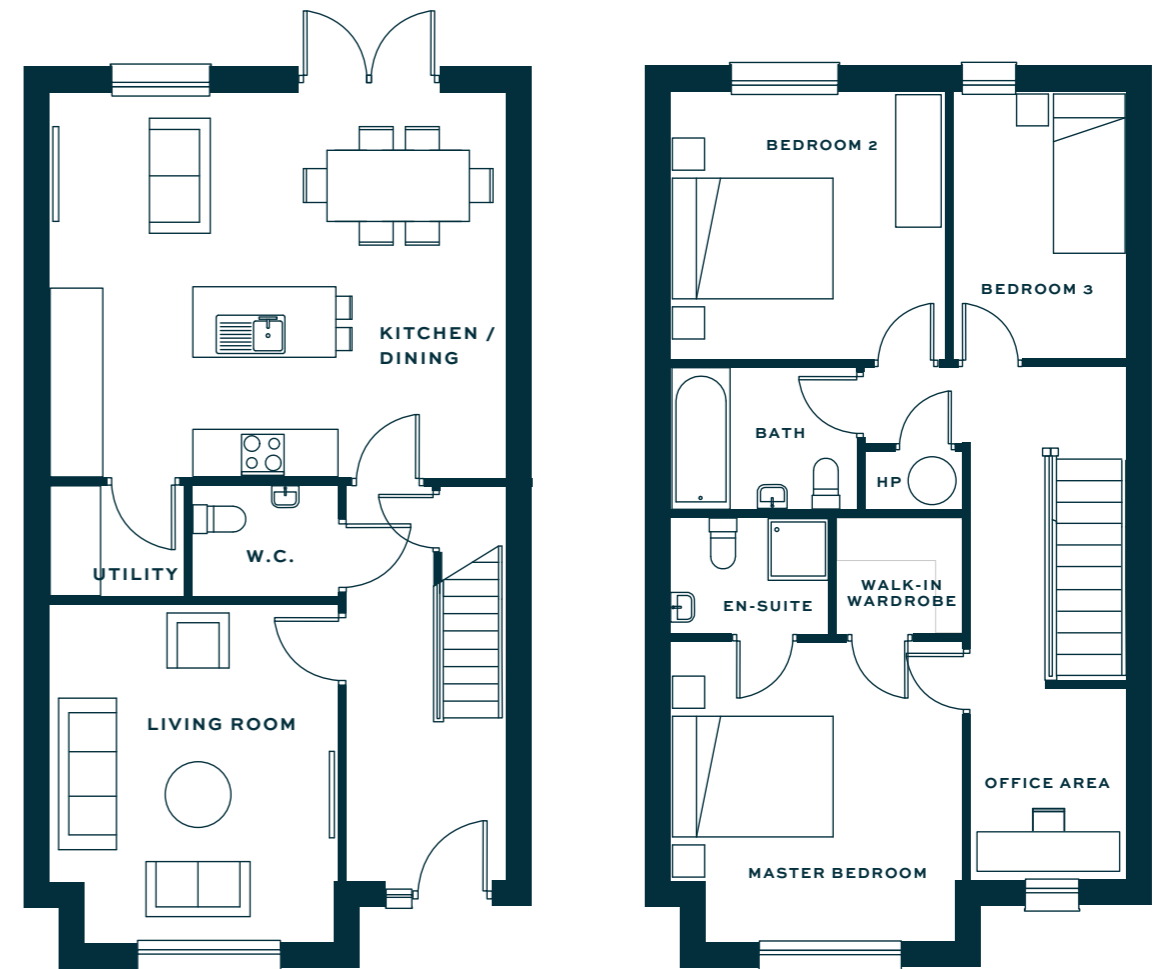
Floor plans are for illustrative purposes only. Layout may vary during construction and houses may be handed.

# FLOOR PLANS



## THE SKYLARK

3 BED SEMI - DETACHED. 120 SQ.M / 1292 SQ.FT



Ground Floor

First Floor

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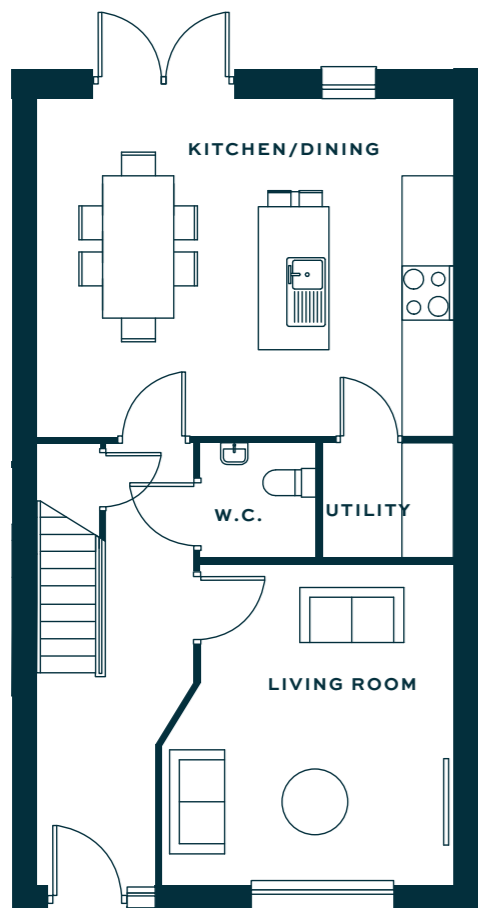


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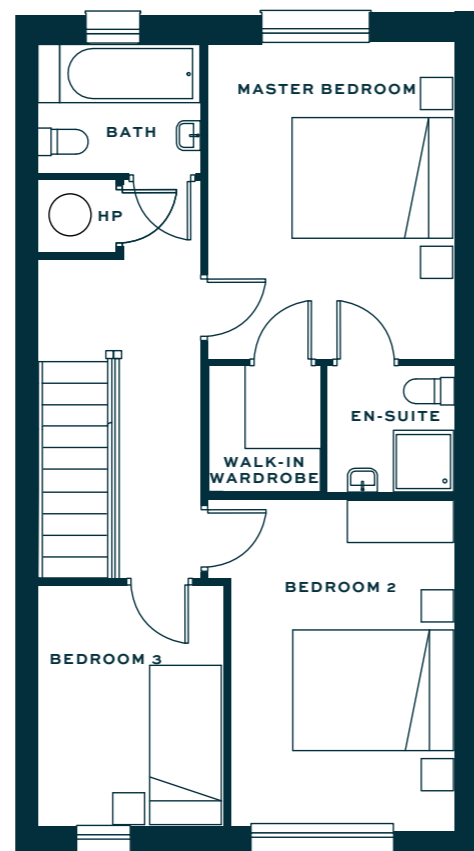


## THE RAVEN

3 BED TERRACE. 103.4 SQ.M / 1113 SQ.FT



Ground Floor



First Floor

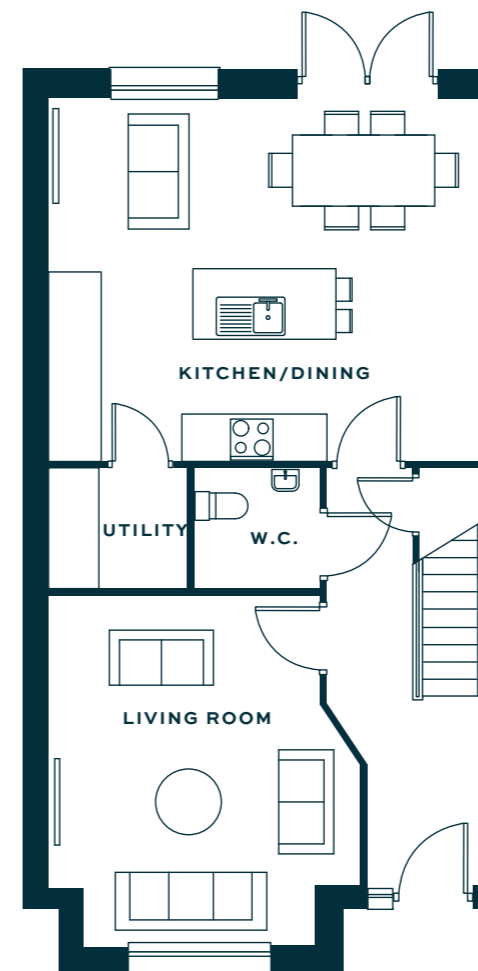
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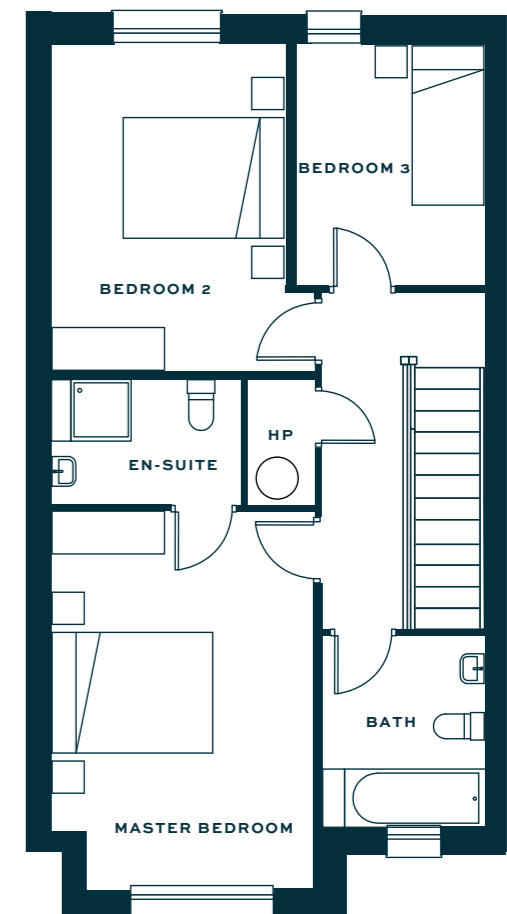


## THE ROBIN

3 BED END TERRACE / SEMI-DETACHED. 113.4 SQ.M / 1221 SQ.FT



Ground Floor



First Floor

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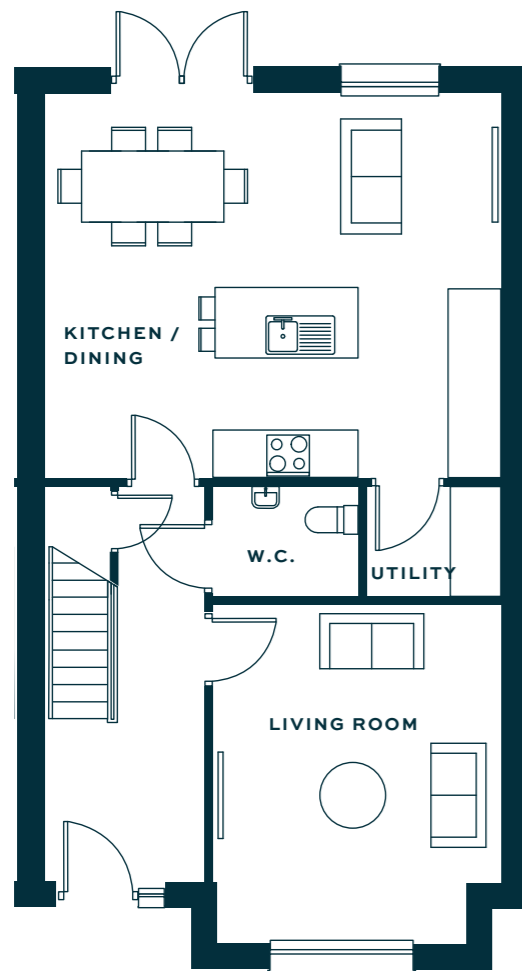


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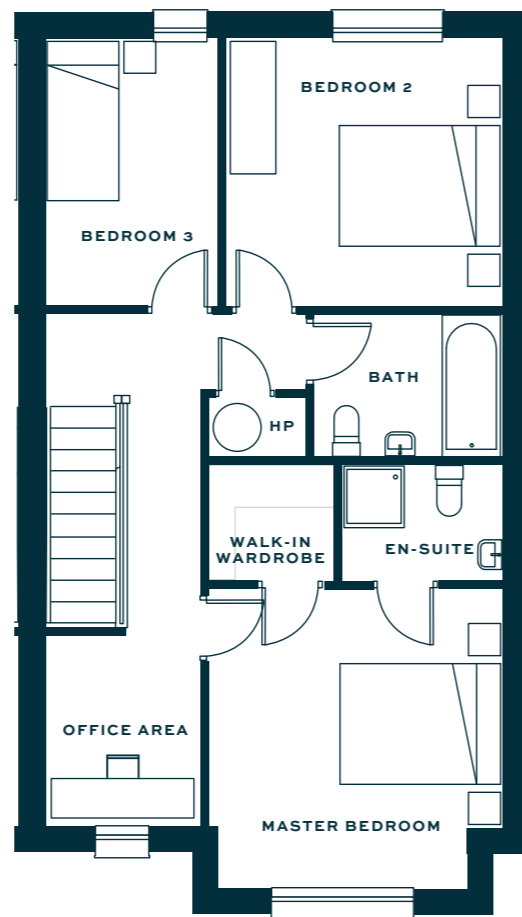


## THE STARLING

3 BED SEMI-DETACHED . 120 SQ.M / 1292 SQ.FT



Ground Floor



First Floor

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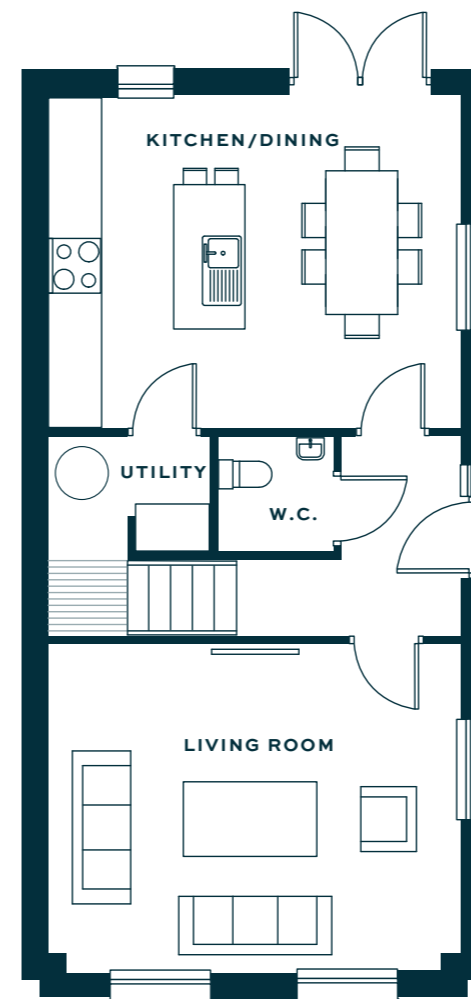


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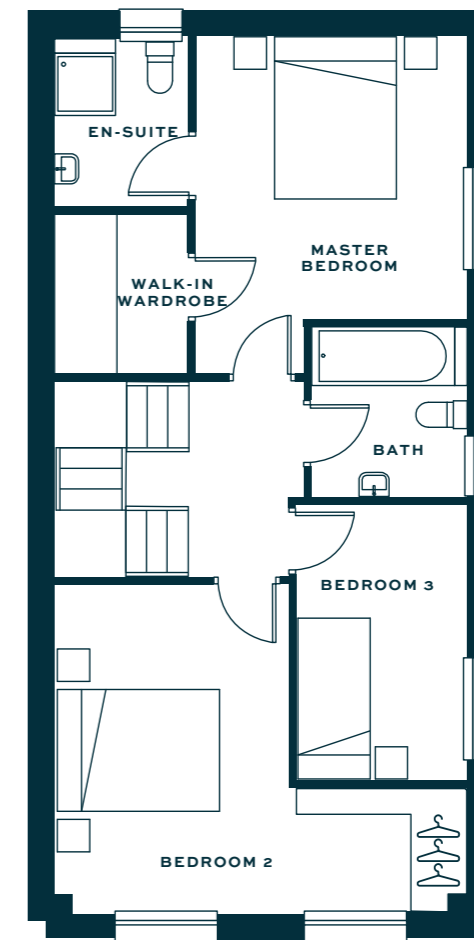


## THE BLUEBIRD

4 BED DETACHED. 152.1 SQ.M / 1637 SQ.FT



Ground Floor

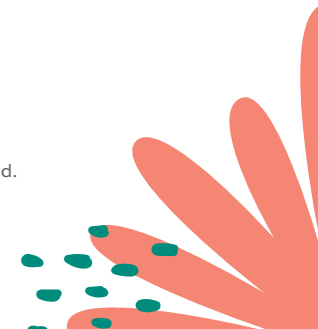
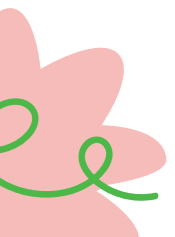


First Floor



Second Floor

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## Lagan Homes®

Established in 1983, Lagan Homes has three regions operating in the Republic of Ireland, Northern Ireland and England. The three divisions combined are unrivalled in depth of experience and are fully committed to creating great places to live. As a group we pride ourselves on being modern, innovative, and different.

Our objective is to transform innovative and creative designs into practical and stylish homes and our commitment remains focused on delivering complete customer satisfaction.

We welcome sustainable and nature-rich places where communities thrive and where people of all ages and backgrounds enjoy a great quality of life. Our passion for quality and design underpins everything we do. All Lagan Homes Ireland homes are created with care, expertise and relentless attention to detail.



## PROFESSIONAL TEAM



**DEVELOPED BY**  
Lagan Homes  
Block 10 – 4  
Blanchardstown  
Corporate Park  
Dublin 15  
D15X98N

**SALES AGENTS**  
Knight Frank  
20-21 Pembroke  
Street Upper,  
Dublin 2  
PH: 01 237 4500  
PSRA No: 001880

**ARCHITECTS**  
JFOC Architect  
Unit 15, 3 & 4,  
Greenmount House  
Harold's Cross  
Dublin 6W

**SOLICITORS**  
Amoss Solicitors  
Warrington House  
Mount Street Crescent  
Dublin 2



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