



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.







## 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.



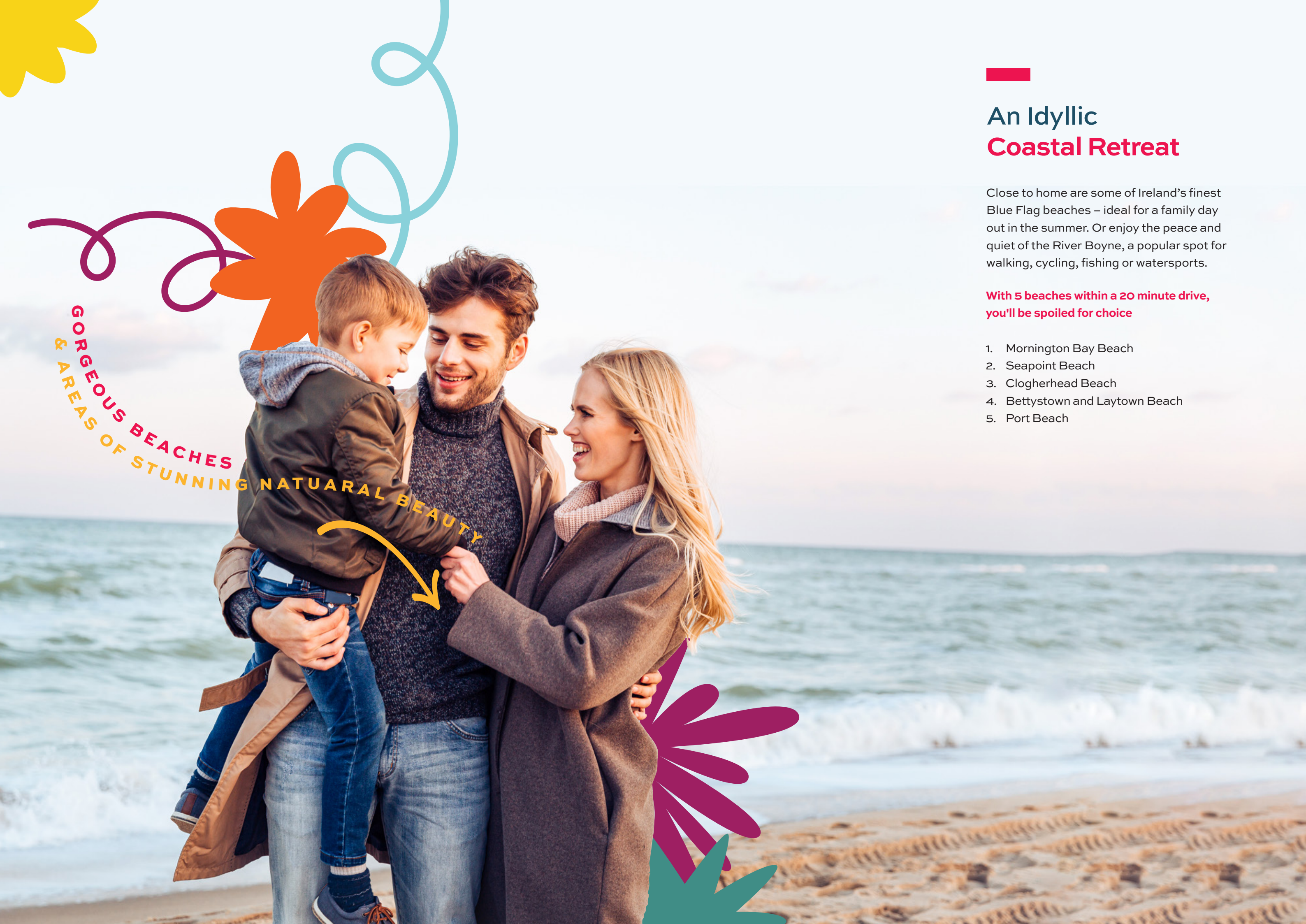


## Miles of Sandy Beaches To Explore

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 NATUARAL 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

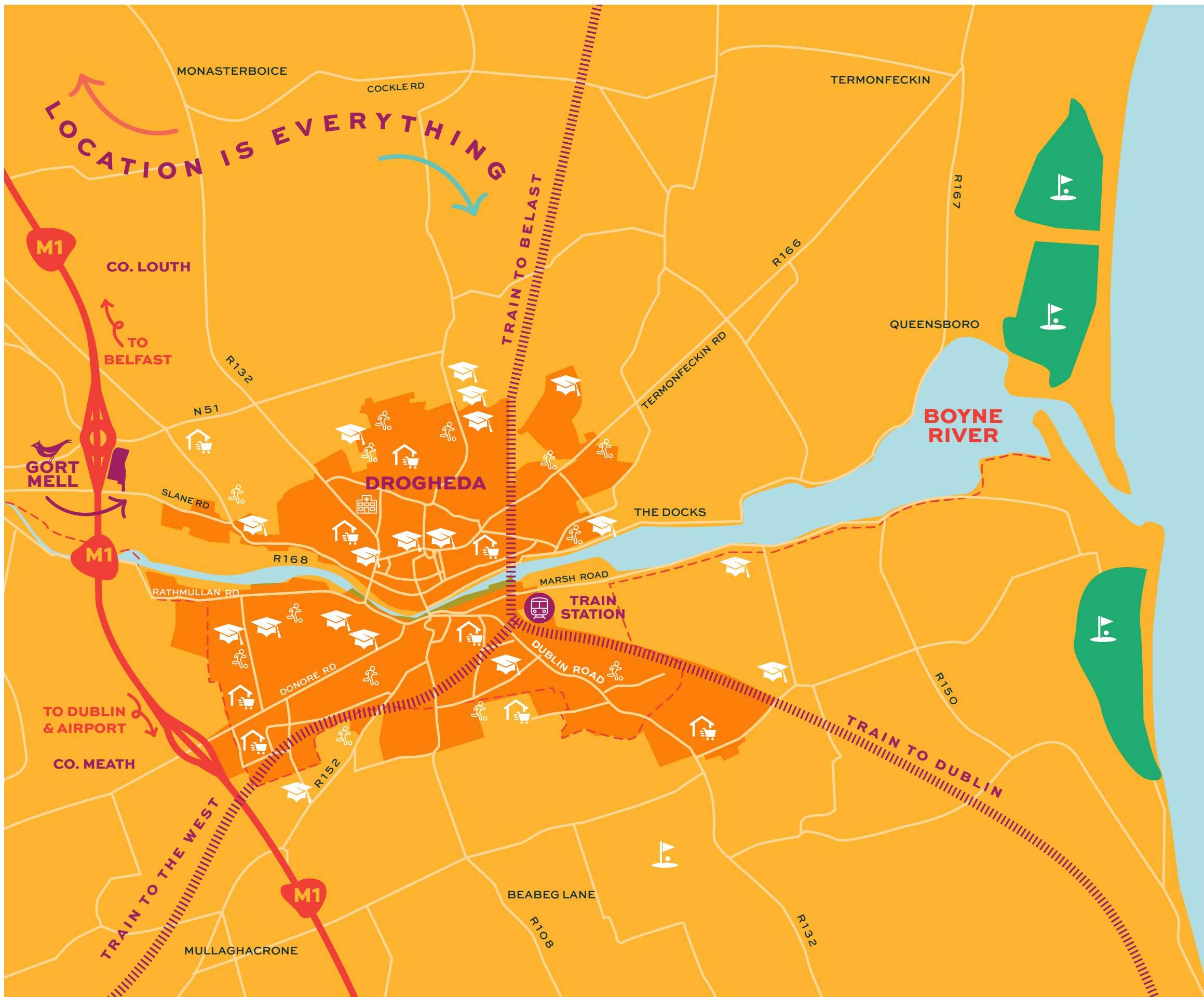


#### BY TRAIN

Dublin	34 mins
Belfast	90 mins

All times are approx. and may vary during peak times





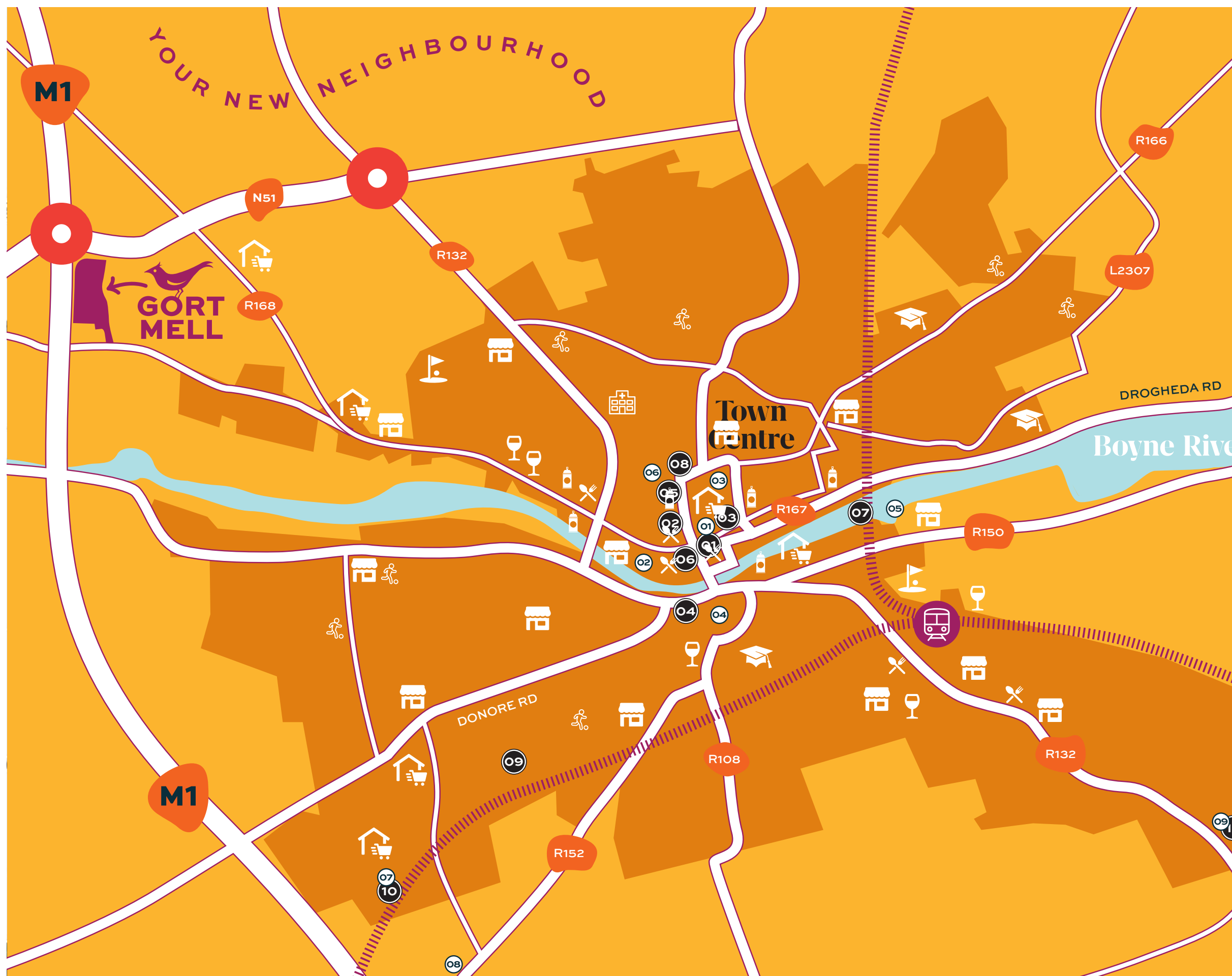
## Easy Access to City, Coast & Countryside

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















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

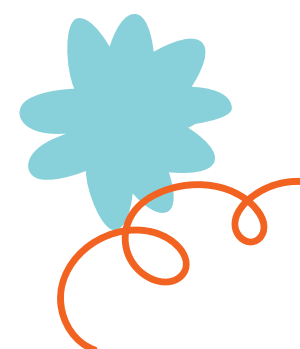








## Stylish, Spacious, Modern Family Homes



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.











### Heating, Ventilation & Water Systems

- Pressurised 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 point and TV connection
- Generous quantity of electrical sockets and lighting
- Recessed downlight to kitchen
- Houses with private driveways will have ducting for an EV charger
- 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



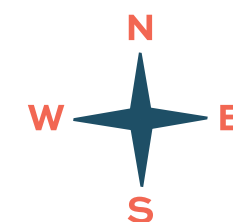




# Site Plan

## HOUSE TYPES

- **THE CURLEW**  
2 BED SEMI DETACHED  
85.4 SQ.M/919 SQ.FT
- **THE SPARROW**  
2 BED END TCE/TCE  
86.6SQ.M/931 SQ.FT
- **THE BLUEBIRD**  
3 BED SEMI DETACHED  
107.6SQ.M/ 1157 SQ.FT
- **THE HUMMINGBIRD**  
3 BED SEMI DETACHED  
107.6 SQ.M/1158 SQ.FT
- **THE ROBIN**  
3 BED SEMI DETACHED  
108 SQ.M/1162 SQ.FT
- **THE DUNLIN**  
3 BED SEMI DETACHED/  
END TERRACE  
113 SQ.M/1216 SQ.FT
- **THE KINGFISHER**  
4 BED DETACHED  
130 SQ.M/ 1398 SQ.FT
- **SOLD**

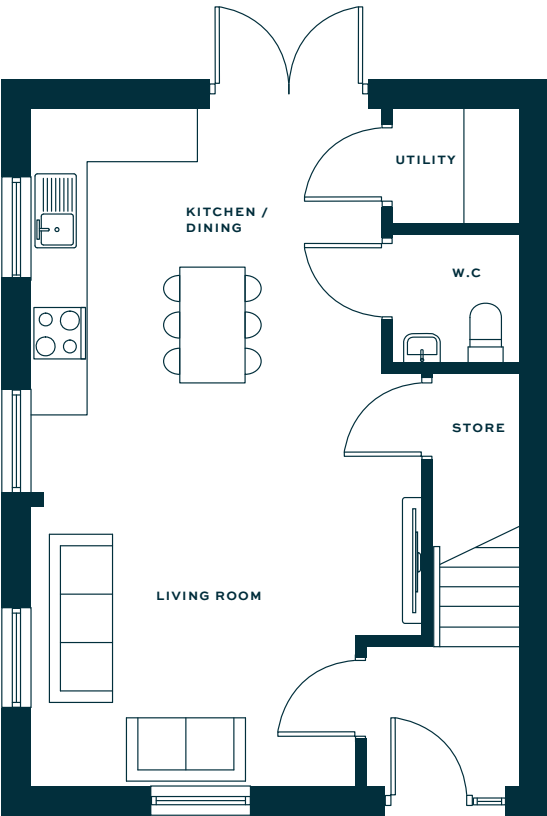




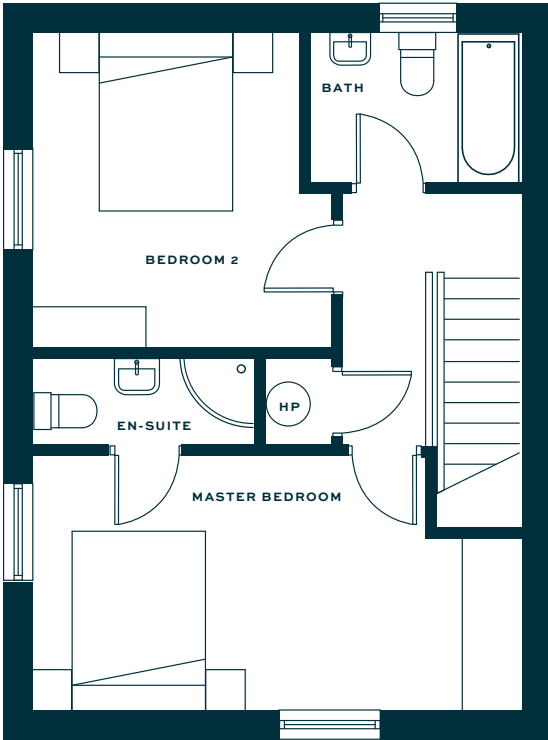
# FLOOR PLANS



**THE CURLEW 1**  
2 BED SEMI - DETACHED. 85.4 SQ.M / 919 SQ.FT



Ground Floor



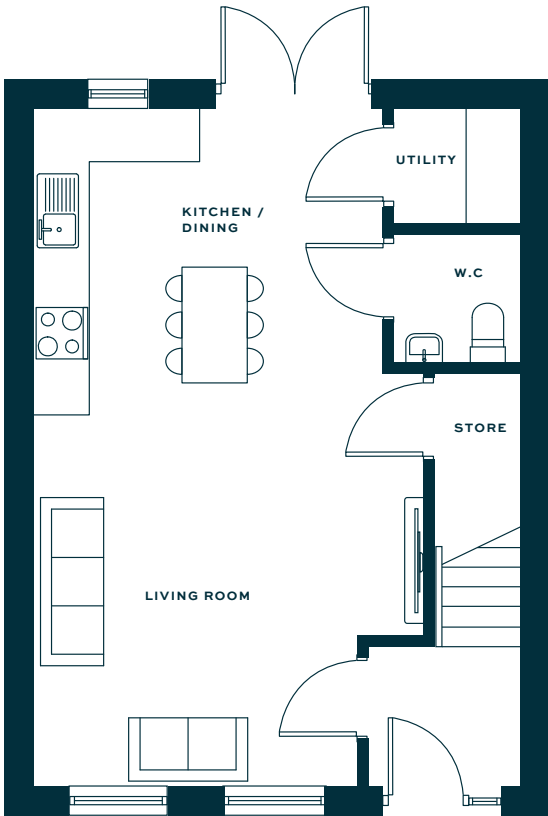
First Floor

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

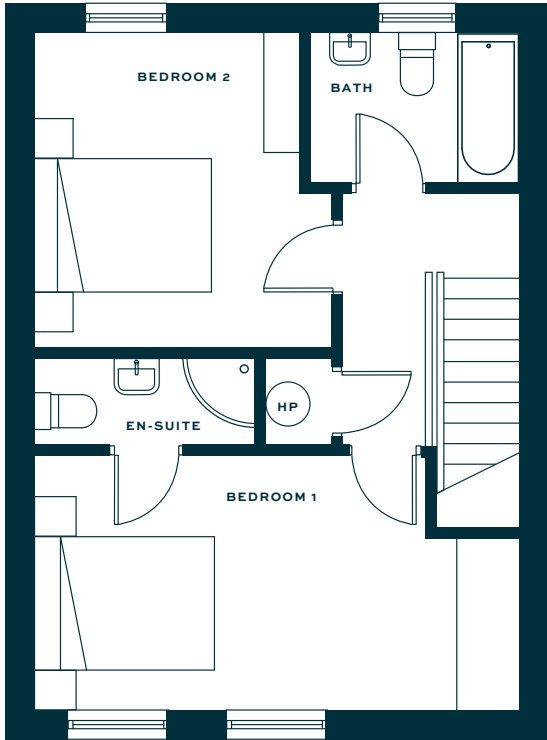
# FLOOR PLANS



**THE CURLEW 2**  
2 BED SEMI - DETACHED. 85.4 SQ.M / 919 SQ.FT



Ground Floor



First Floor

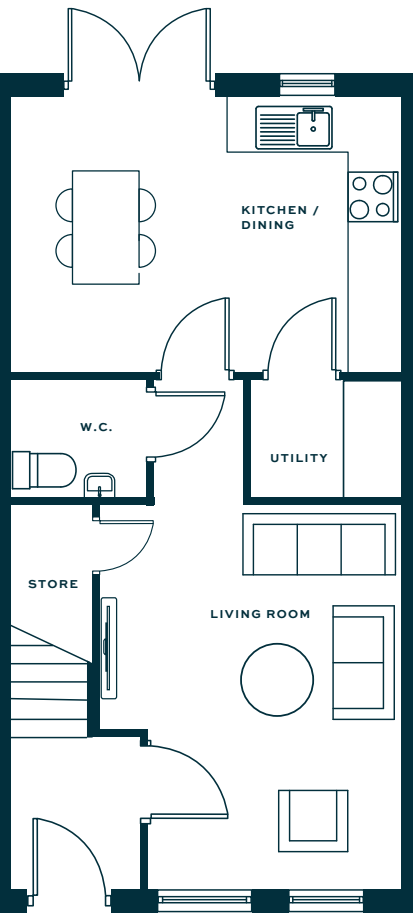
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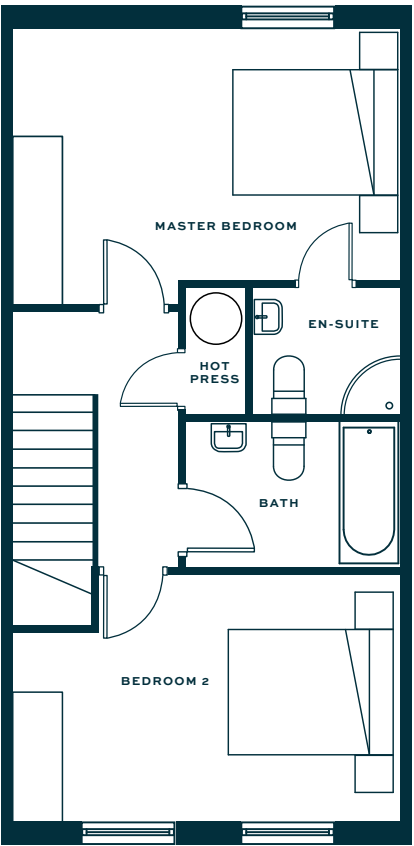
# FLOOR PLANS



**THE SPARROW**  
2 BED TERRACED / END TERRACE. 86.6 SQ.M / 931 SQ.FT



Ground Floor



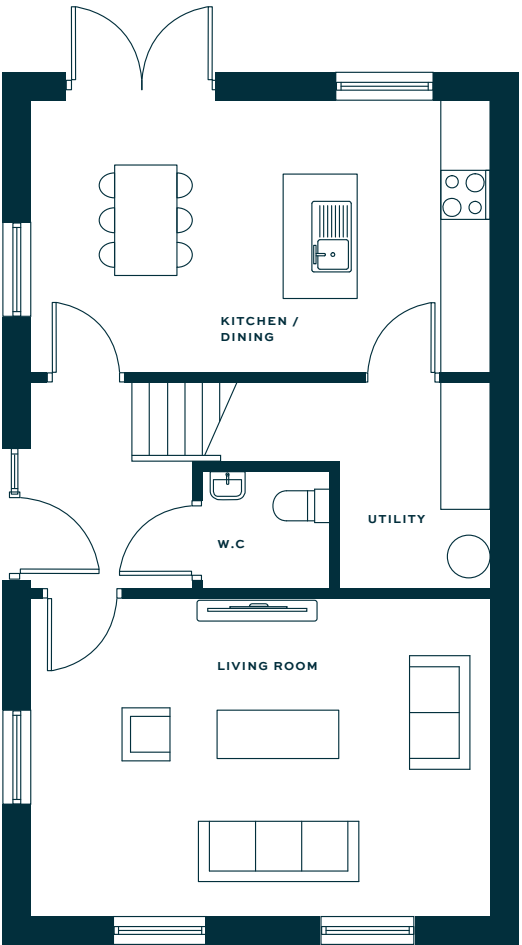
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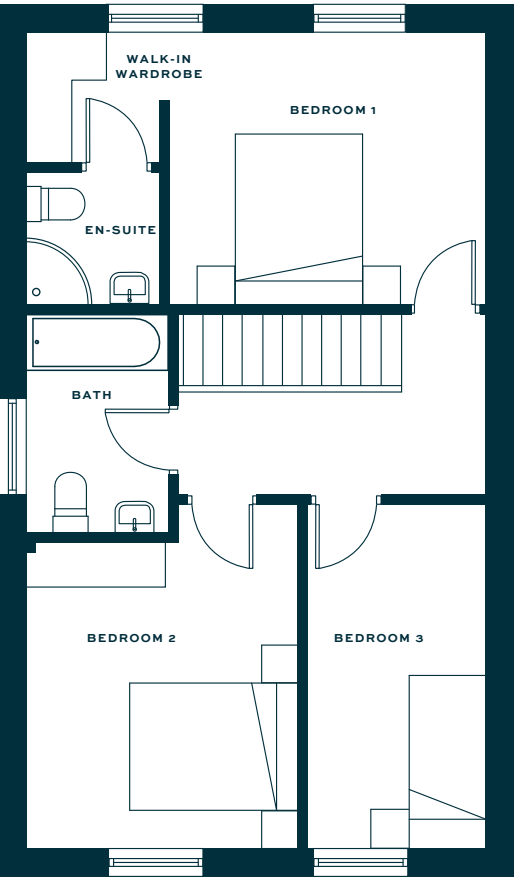
# FLOOR PLANS



**THE BLUEBIRD**  
3 BED SEMI DETACHED. 107.6 SQ.FT / 1157 SQ.FT



Ground Floor



First Floor

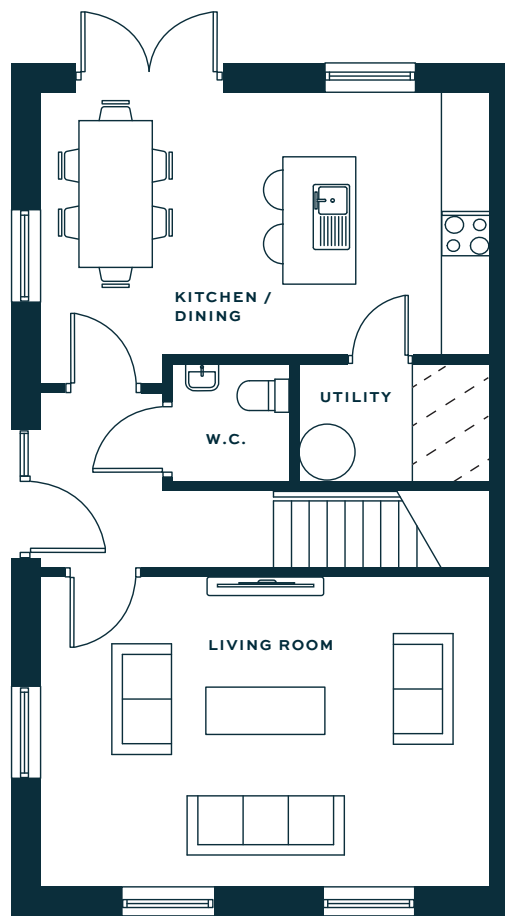
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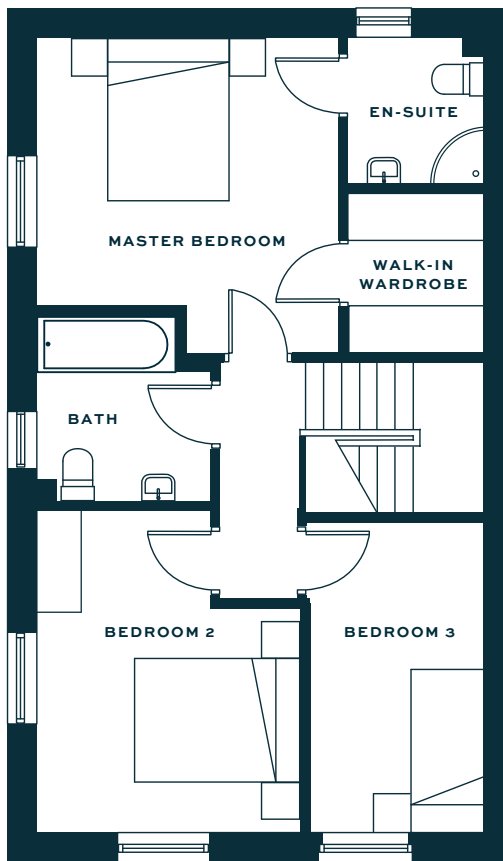
# FLOOR PLANS



**THE HUMMINGBIRD**  
3 BED SEMI - DETACHED. 107.6 SQ.M / 1158 SQ.FT



Ground Floor



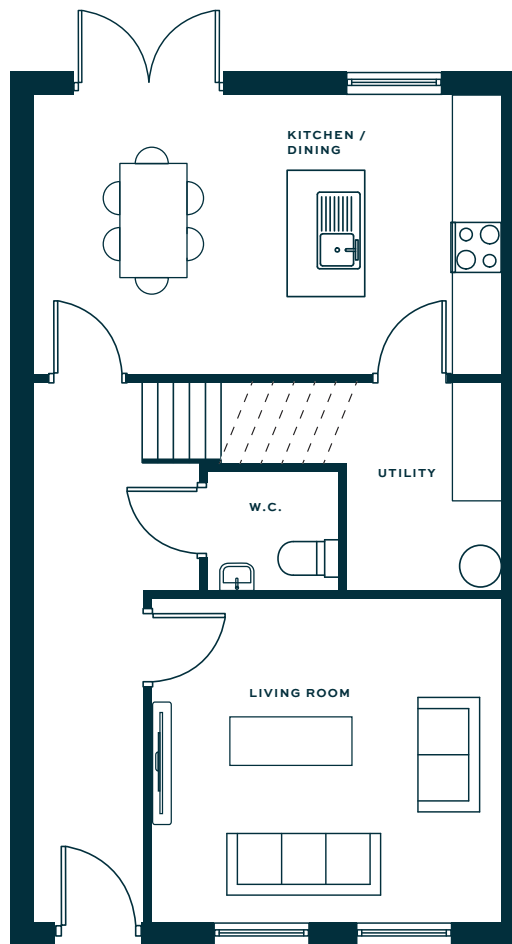
First Floor

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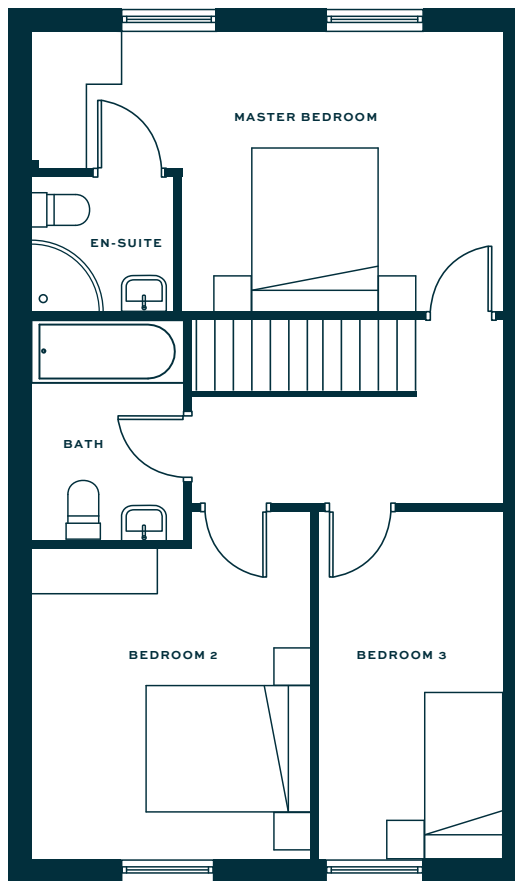
# FLOOR PLANS



**THE ROBIN**  
3 BED SEMI DETACHED. 108 SQ.M / 1162 SQ.FT



Ground Floor



First Floor

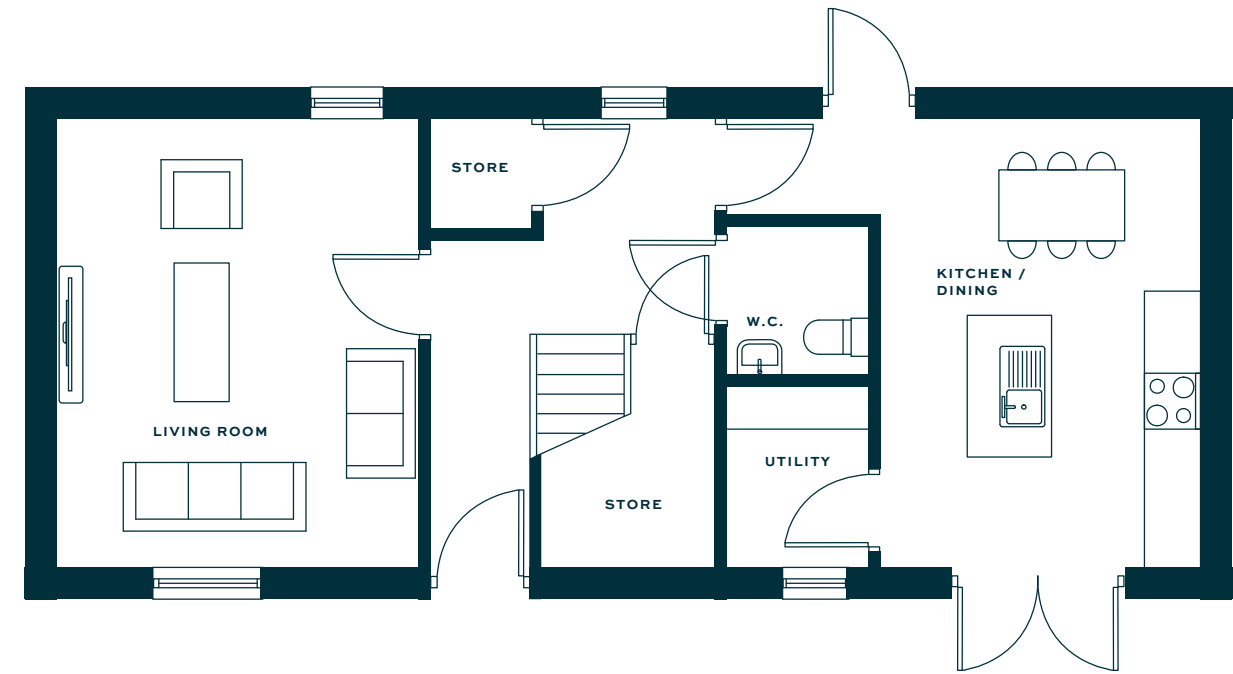
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# FLOOR PLANS



**THE DUNLIN 1**  
3 BED SEMI - DETACHED. 113 SQ.M / 1216 SQ.FT



Ground Floor



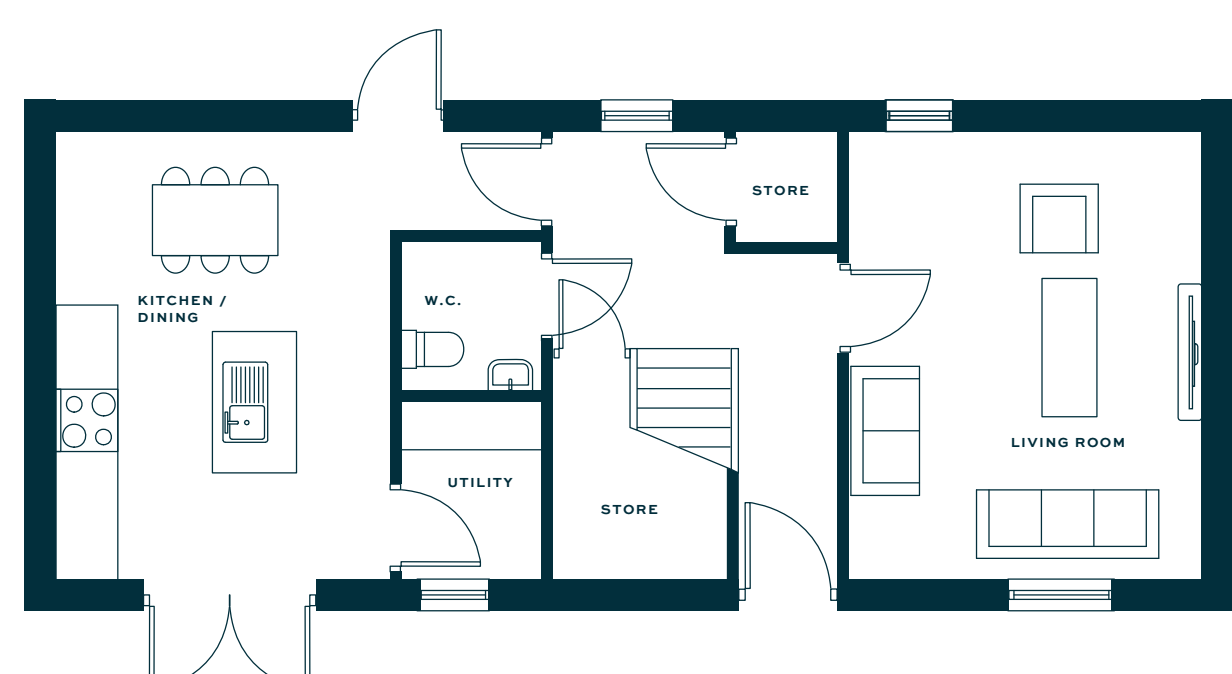
First Floor

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# FLOOR PLANS



**THE DUNLIN 2**  
3 BED TERRACE/END TERRACE. 113 SQ.M / 1216 SQ.FT



Ground Floor



First Floor

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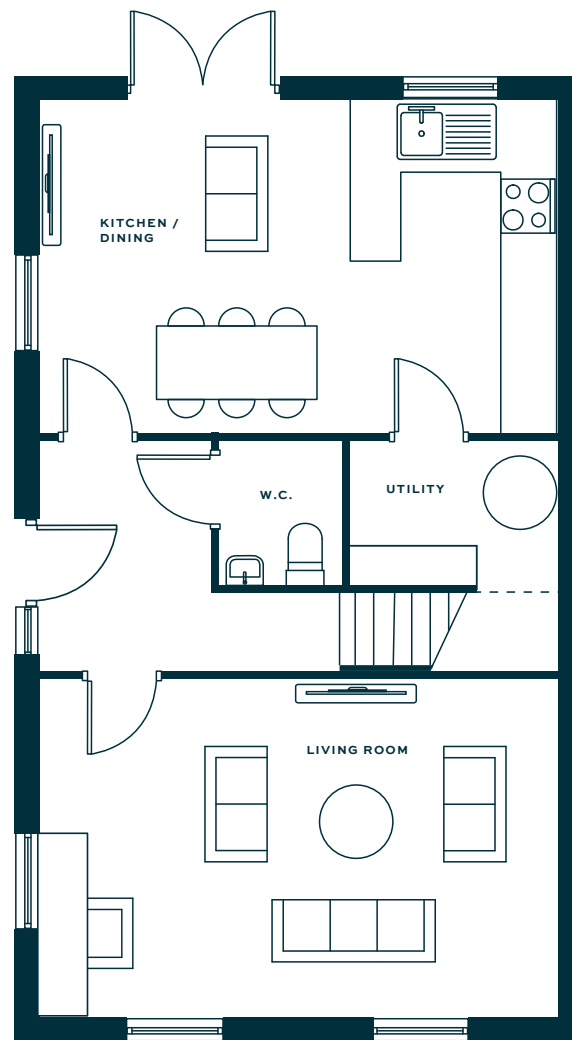


# FLOOR PLANS

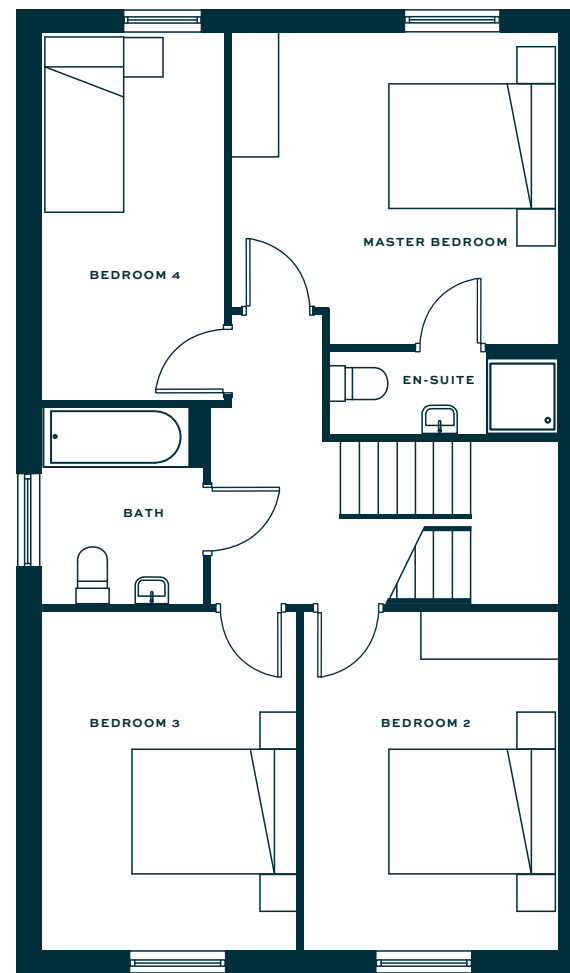


## THE KINGFISHER

4 BED DETACHED. 130 SQ.M / 13989 SQ.FT



Ground Floor



First Floor

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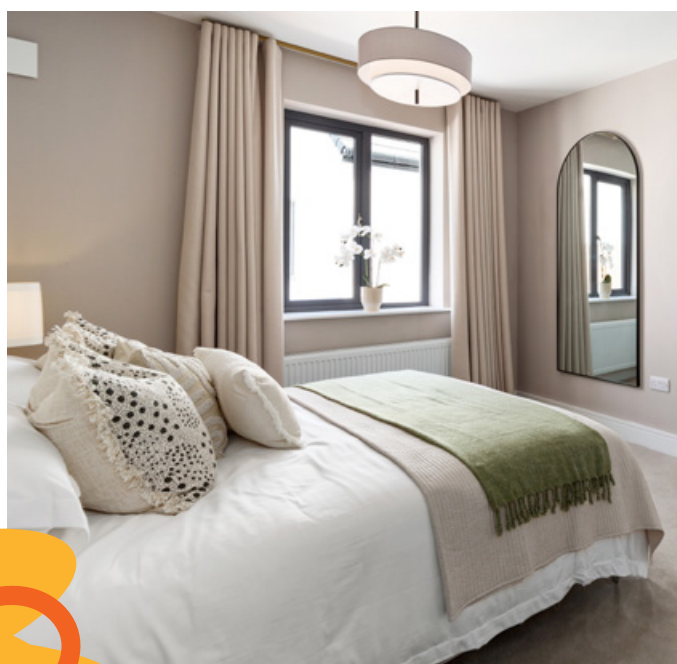
Please note some houses have an additional window at 1st floor and window placement may vary.











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

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20-21 Pembroke  
Street Upper  
Dublin 2  
PH: 01 237 4500  
PSRA No: 001880

### ARCHITECTS

JFOC Architects  
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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