



BRAGHAN POINT

Baltray, Co. Louth



Intro

Braghan Point, sitting high above Baltray Village is an exclusive development of just 27 modern, sophisticated detached homes, imaginatively designed to take full advantage of their unique setting beside the Boyne Estuary. This stunning scheme offers stylish contemporary interiors combined with 21st century technology to create bright, spacious light filled energy efficient homes in a unique and coastal location.





Local Area

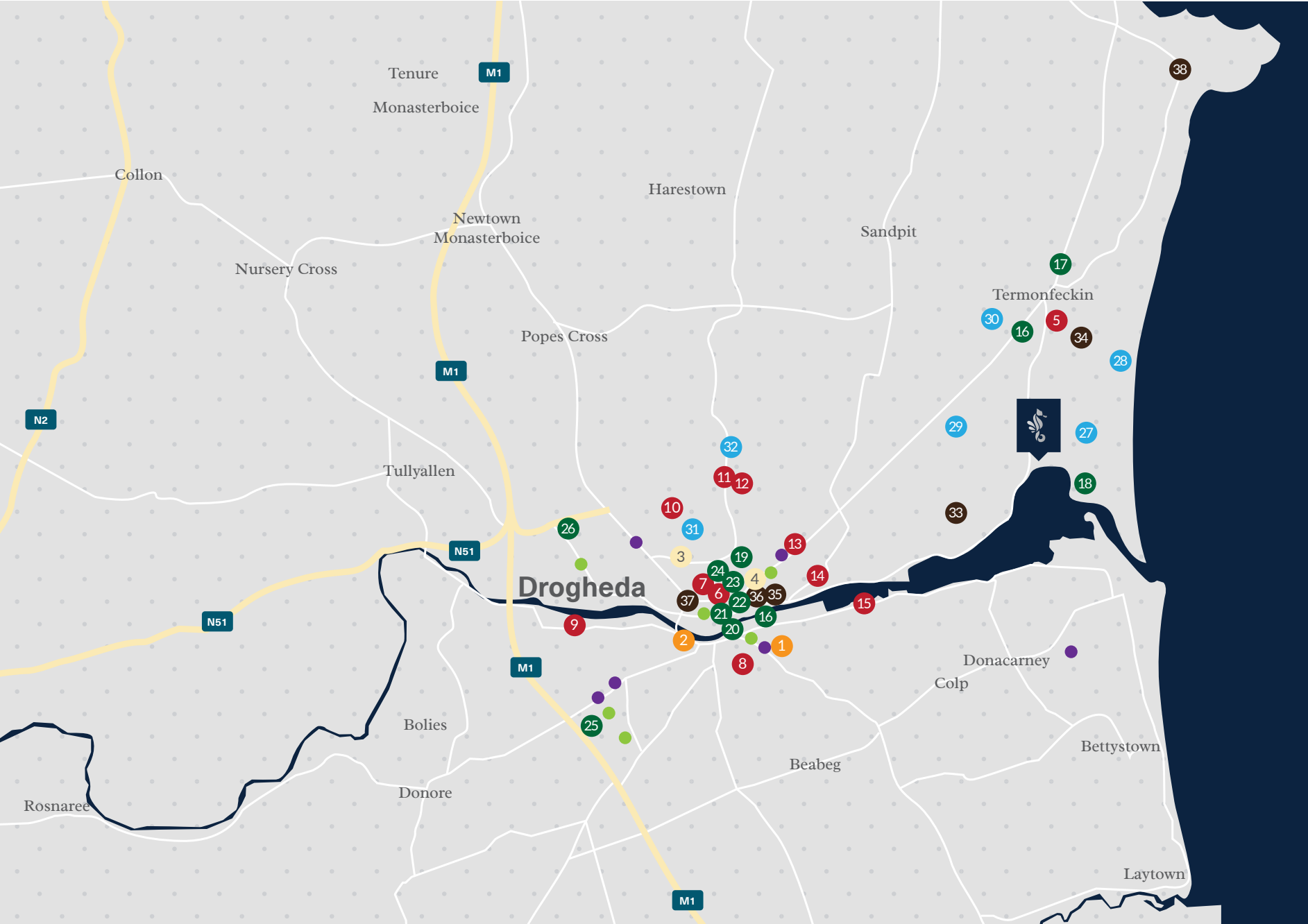
Baltray, originally a small and scenic riverside fishing village is situated on the north shore of the River Boyne estuary and is best known for its world class championship golf course. However, the village remains virtually unchanged since those early years with wonderful unspoiled dunes, natural wild fowl conservation areas, miles of untouched sandy beaches and quiet riverside walks

where you can view the ships as they wind their way to and from the port. All of this and just a five minute drive from the busy bustling heritage town of Drogheda with its numerous amenities and excellent transport links into Dublin.



The well known picturesque village of Termonfeckin is just a mile up the road and boasts a variety of local shops, cafe, pub, restaurant and a state of the art newly built primary school.





Connectivity



Termonfeckin Village by car: - **2 mins**
Dublin Airport by car: - **30 mins**
Drogheda by car: - **5 mins**



M1 - **10 mins**
M50 - **40 mins**



Dublin by Train Enterprise - **30 mins**
Regular service - **45-60 mins**



Local Bus to and from Drogheda at peak times.
Bus services from Drogheda to Dublin by Matthews Bus and Bus Eireann.

TRANSPORT

- 1. Drogheda Bus Station
- 2. Drogheda Train Station

MEDICAL

- 3. Our Lady of Lourdes Hospital
- 4. NE Doc on Call/Cottage Hospital

EDUCATION

- 5. Naomh Fechin Primary school, Termonfeckin
- 6. Scoil Aonghusa
- 7. St. Joseph's C.B.S Primary School
- 8. Sacred Heart Secondary School
- 9. St. Oliver's Secondary School
- 10. Drogheda Institute of Further Education
- 11. St. Oliver's National School
- 12. Ballymakenny College



Supermarkets



Petrol Stations

- 13. St. Joseph's Secondary School
- 14. Our Lady's College Greenhills Secondary School
- 15. Educate Together National School

RETAIL & DINING

- 16. Forge Field Farm Shop, Termonfeckin
- 17. Triple House Restaurant, Termonfeckin
- 18. The 19th Bar, Baltray
- 19. Post Office
- 20. Scotch Hall Shopping Centre
- 21. Bare Food Company
- 22. Fifty4 Seafood Bar
- 23. Laurence Shopping Centre
- 24. Scholars Townhouse Restaurant
- 25. Drogheda Retail Park
- 26. M1 Retail Park

SPORTS & ACTIVITIES

- 27. County Louth Golf Club
- 28. Seapoint Golf Club
- 29. St. Fechins GAA
- 30. Termonfeckin Celtic FC
- 31. O'Raghallaighs Gaelic Football Club
- 32. Boyne Rugby Football Club

PLACES OF INTEREST

- 33. Beaulieu House & Gardens
- 34. An Grianan ICA
- 35. St. Peter's Church
- 36. Highlanes Gallery
- 37. Droichead Arts Centre
- 38. Clogherhead





Contemporary Style -Interiors

A considered approach and attention to detail runs throughout each of the house styles at Braghan Point. From the contemporary layout which takes full advantage of light and aspect, to bespoke kitchens, to top of the range sanitary ware, no stone has been left unturned in designing the perfect house for this unique location.





Site Map

Phase 1 Launch:

- House Type A
5 Bedroom Detached Homes
(2,573 sq.ft. 239 sq.m.)
- House Type B1
4/5 Bedroom Detached Homes
(2,196 sq.ft. 204 sq.m.)
- House Type B2
4/5 Bedroom Detached Homes
(2,164 sq.ft. 201 sq.m.)
- House Type C
4 Bedroom Detached Homes
(1,636 sq.ft. 152 sq.m.)





Floor plans

The initial phase of Braghan Point will comprise a choice of 4 & 5 bed detached houses. All homes have the benefit of a contemporary open plan kitchen – dining – living area and a separate dual aspect formal sitting room. All bedrooms have spacious fitted wardrobes and bathrooms come with high quality sanitary ware and generous tiling allowance.

Type A - 5 Bedroom Detached Homes

Area: 2,573 sq.ft.
239 sq.m.



Ground Floor

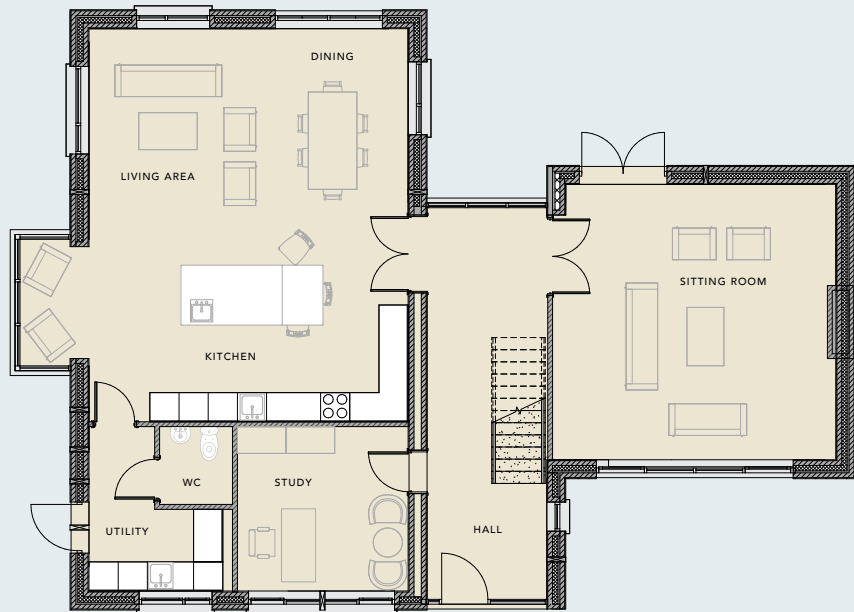


First Floor

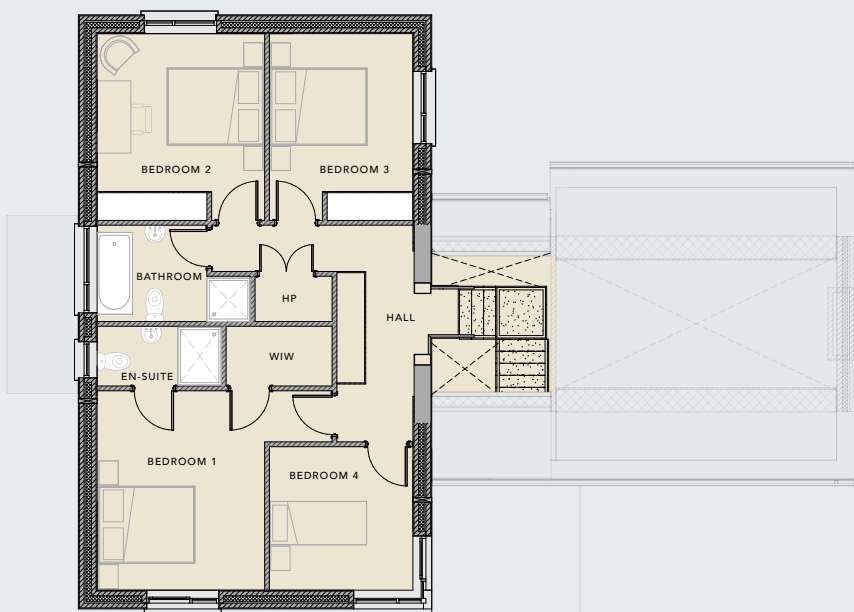


Type B1 -
4/5 Bedroom Detached Homes

Area: 2,196 sq.ft.
204 sq.m.



Ground Floor

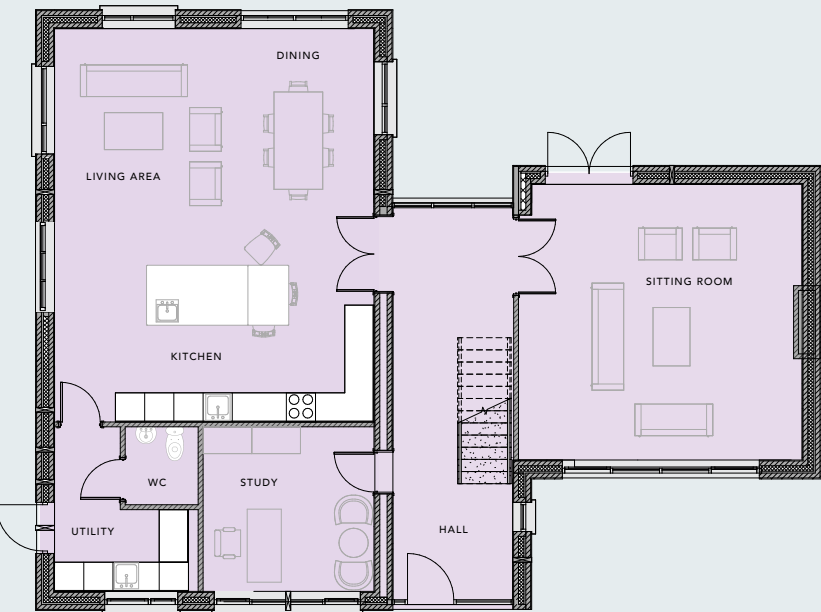


First Floor

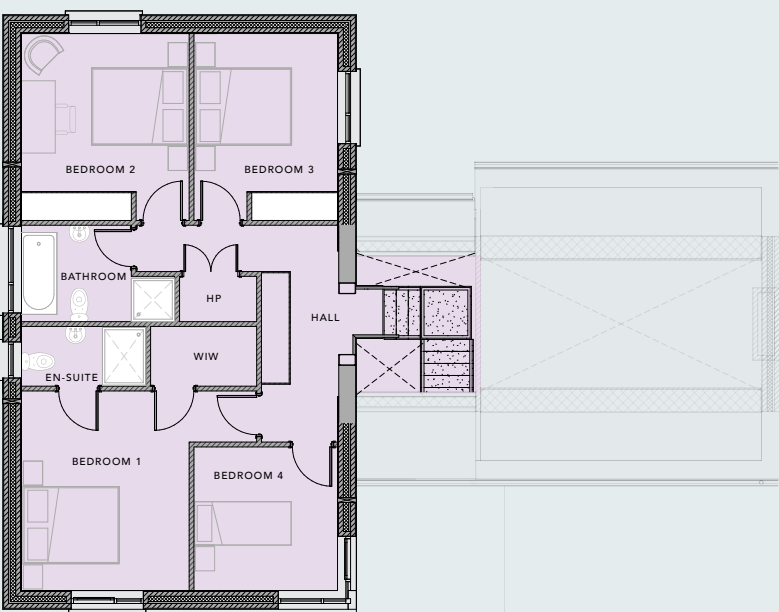


Type B2 -
4/5 Bedroom Detached Homes

Area: 2,164 sq.ft.
201 sq.m.



Ground Floor

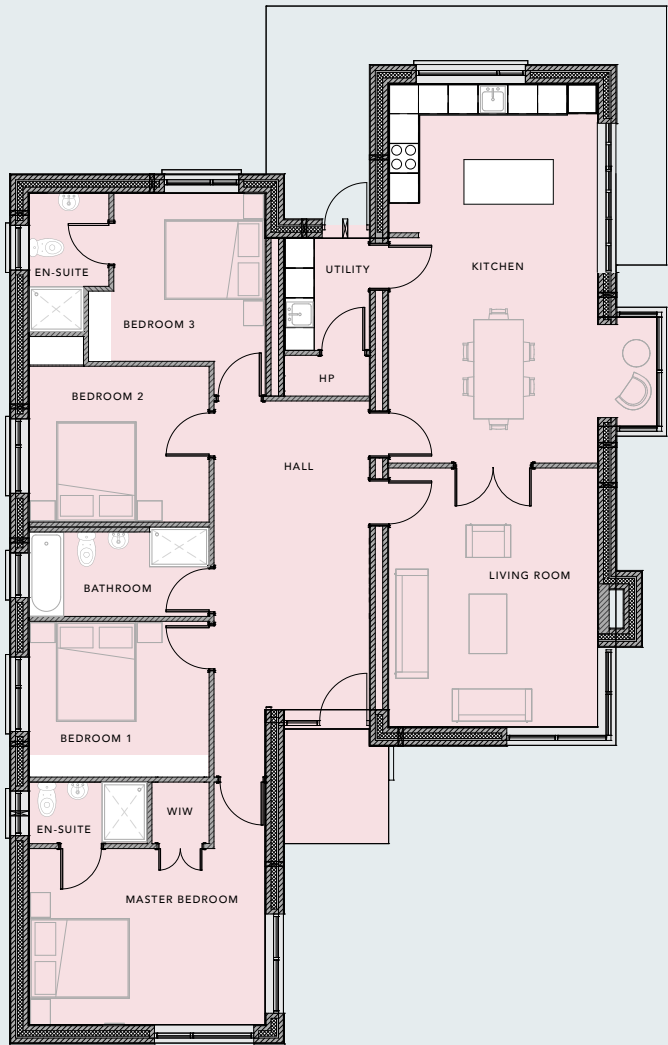


First Floor



**Type C -
4 Bedroom Detached Homes**

Area: 1,636 sq.ft.
152 sq.m.



Ground Floor





Specifications

General

- Contemporary designed block construction with painted render finish
- 10 Year Homebond Structural Guarantee
- Each house has been designed to achieve a (BER) A3 rating which is an energy efficiency that far exceeds the average home with high levels of insulation throughout

External & Internal Finishes

- Two tone painted render finish
- Munster joinery uPVC window sills
- Low profile concrete Roadstone Donard roof tile
- Cobblelock paving to the front and granite paving to rear and sides
- Extra height ceilings at ground floor level

Parking

- Each house benefits from generous parking spaces to the front

Doors & Windows

- Elegant white 'Seadec' internal doors with chrome handles, locks and hinges
- High performance uPVC grey front door from Munster Joinery with multi-point locking system
- High performance Future Proof 1.2 U Value double glazed windows from Munster Joinery in grey shade

Kitchens & Bedrooms

- Stunning contemporary kitchens by Kube Kitchens with quartz worktops, upstands and recessed drainer. Choice of door colour and worktop provided
- Fitted utility rooms with sink area
- Contemporary fitted wardrobes by Fearon Developments throughout the bedrooms with choice of colour provided

Electrical

- Smoke/heat, carbon monoxide detectors and fire alarm fitted
- Wired for phone and broadband. Data outlets in living areas and master suites
- Wired for an intruder alarm

Bathrooms/En-suites & Downstairs WC

- High quality Sonas sanitary ware and elegant vanity units with wall mounted taps to en-suite and bathrooms
- Stunning floor and wall tiling in bathrooms and en-suites as per the show units. Tiling allowance provided
- Heated towel rails in main bathroom and en-suites
- Separate shower units in main bathroom and en-suites. Extra-large shower trays featured in en-suites with rain shower head

Heating & Plumbing

- High Efficiency Air to Water Heating
- Fireplace can facilitate a solid fuel stove
- Boosted water supply to ensure ample water pressure throughout the house
- Quick recovery hot water cylinder to ensure hot water availability
- Underfloor heating to the ground floor and contemporary radiators to the 1st floor

Gardens

- All front and back gardens will be levelled and seeded
- Timber fencing create the rear garden boundary
- Extra-large granite paved patio extends from dining/living areas via French doors
- Attractive open greens areas landscaped throughout

Braghan Point, Baltray, Co. Louth





www.braghanpoint.ie

All enquiries to:



041 987 5444
PSA Licence No: 003766

Developer:

bennett
— HOMES —

Energy Rating:



Disclaimer: These particulars and any accompanying documentation price list 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.