



Glenbrook



Castlethorn



STEP INTO Glenbrook



Castlethorn is proud to introduce Glenbrook, an exceptional new development designed by the award-winning architects O'Mahony Pike.

Situated just off the Ballymakenny Road roundabout on the newly opened PANCR (Port Access Northern Cross Route), Glenbrook offers a collection of modern 3 & 4 bedroom A-rated homes. The development is centered around a primary east-west avenue, which will eventually connect to the Ballymakenny Loop Road. In addition, direct access to Drogheda town centre is available via the realigned local road network ensuring residents benefit from the town's extensive public transport network and nearby schools, making Glenbrook an ideal choice for modern family living.

For the team at Castlethorn, this is an incredible opportunity to build upon our reputation for building premium modern homes for over three decades now. We are proud to be an industry leader in building sustainable communities, developments designed for people to both live and work in, with future-proof, energy-efficient homes that are practical, cost-efficient and well designed.





STEP INTO

THOUGHTFULLY DESIGNED HOMES

STEP INTO

A TOWN RICH IN HERITAGE



The name Glenbrook reflects both the rich heritage and exciting future of the local area.

Drogheda is a town steeped in history, from its origins in prehistoric and Norman times to its important role in Ireland's thriving linen industry during the 1800s. Many historic landmarks, including Millmount Fort and the streets surrounding the River Boyne, still stand today as reminders of the town's remarkable past.

Now a vibrant and growing commuter town, Drogheda offers an exceptional lifestyle for modern families, with excellent schools, transport connections, shops, restaurants and recreational amenities, all within easy reach of Dublin.



Old Mellifont Abbey



Boyne Village Cottage



St. Laurence's Gate

STEP INTO



A THRIVING COMMUNITY

Drogheda offers its residents a wonderful mix of urban convenience and scenic countryside charm.

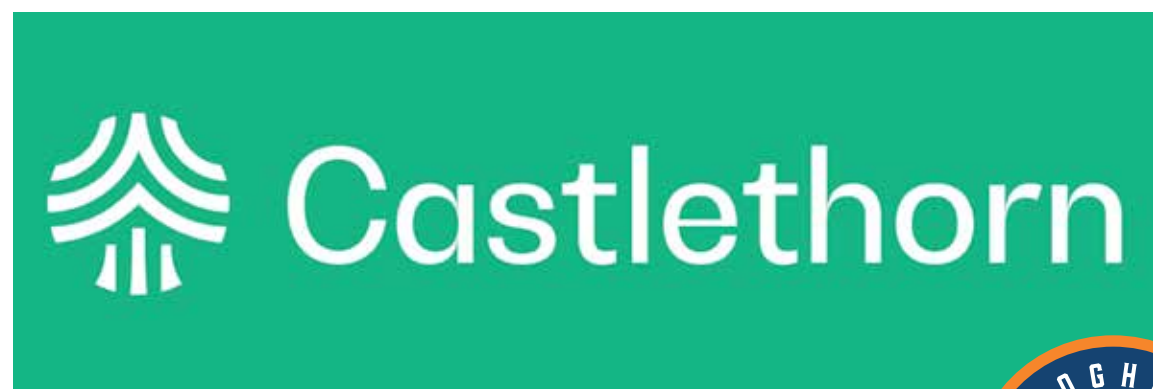
The town itself is full of excellent shops, cafés, restaurants and bars, with quite literally something to suit every age and taste. Those who enjoy the great outdoors will love Drogheda's position on the edge of the River Boyne. Enjoy an evening stroll along the Boyne Greenway, or challenge the family to rafting or kayaking — anything is possible.

Ideally located within commuting distance of Dublin, Drogheda also benefits from excellent transport connections, making it a popular choice for professionals and families seeking a balanced lifestyle.



SPORTS & RECREATION

- Drogheda United FC
- O'Raghallaighs GAA Club
- Wolfe Tones GAA Club
- Drogheda Town FC
- Drogheda Boys FC
- Weavers Park
- Drogheda & District AC
- Drogheda Community Centre
- Sports Lab Drogheda
- Seapoint Golf Links
- County Louth Golf Club (Baltray)
- Drogheda Wolves Basketball
- Laytown & Bettystown Links Golf Club



A FRIEND TO DROGHEDA WOLVES





Drogheda Train Station

STEP ONTO

A 35 MINUTE EXPRESS COMMUTE TO DUBLIN CITY CENTRE

Glenbrook is located to the north of Drogheda town centre, within easy reach of Drogheda's excellent amenities and transport options. Adjacent to Ballymakenny Park, Glenbrook is the latest in this vexciting new neighbourhood, which includes the new PANCER route, which links the area to the M1 motorway.

A host of transport options are on the doorstep of Glenbrook residents such as, bus, train and cycling lanes.

TRAVEL TIMES & DISTANCES

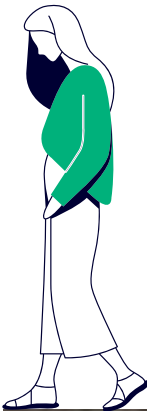
• Bus Station	 7 mins	 13 mins
• Train Station	 8 mins	 17 mins
• Town Centre	 5 mins	 12 mins
• Dublin Airport	 30 mins	
• Dublin Port Tunnel	 30 mins	
• Dublin City Centre	 50 mins	 34 mins
• Dundalk	 28 mins	 23 mins
• Belfast City	 1hr 15 mins	 1hr 15 mins



Dublin Airport



M1



A LOCATION MADE FOR EVERY

STEP AHEAD



For the younger members of the family, there is quite literally a plethora of schools to choose from. As well as every type of primary school you can imagine, there are six secondary schools in Drogheda, including Ballymakenny College, a mixed school just minutes from Glenbrook.

NEARBY SCHOOLS , COLLEGES & CRECHES

CRECHES / PRESCHOOL

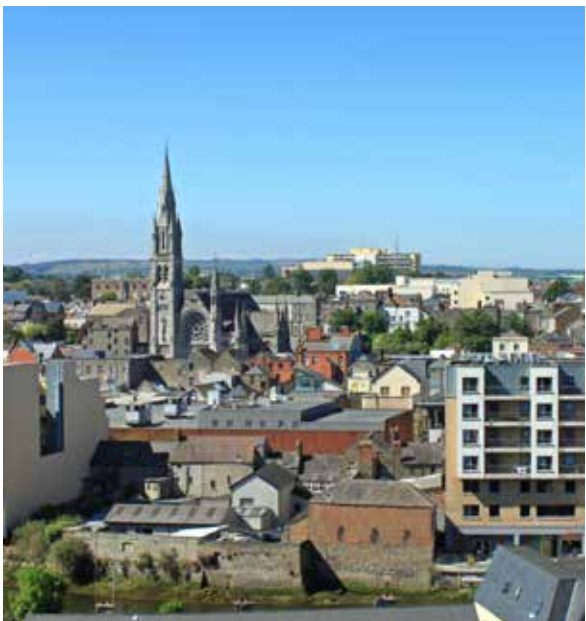
- Just Kids Creche & Montessori
- Absolute Angels Creche
- Little Steps Creche & Preschool
- Daisy Chain Montessori
- Ferndale Creche & Montessori
- St Mary's Diocesan School

PRIMARY SCHOOL

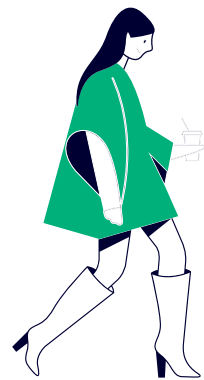
- St Peter's National School
- St. Oliver's National School
- St Brigid's & St. Patrick's N.S.
- Marymount National School

SECONDARY / THIRD EDUCATION

- Drogheda Grammar School
- Sacred Heart Secondary School
- Drogheda Educate Together
- Ballymakenny College
- DIFE - Drogheda Institute of Further Education



STEP INTO



A VIBRANT & BUSY TOWN

The location is especially popular among young families

Drogheda is a vibrant town with a strong mix of cafés, restaurants and bars, giving residents plenty of choice close to home. From casual coffee spots and relaxed brunch venues to family-friendly restaurants, local favourites and evening drinks, the town offers a lively social scene for all ages.

With a wide range of dining and leisure options nearby, Glenbrook residents can enjoy the convenience of town living while still being close to the space and comfort of a new family home.

SHOPS & RESTAURANTS

- Bia Restaurant
- Salthouse Brasserie
- Burke's Restaurant
- Harper's on the Quay
- Shake Dog
- IL Forno
- Railway Bar
- Cagney's Bar
- The Grey Goose
- The Mariner
- Scotch Hall Shopping Centre
- Southgate Shopping Centre
- Drogheda Retail Park
- Dunnes Stores
- Lidl



STEP INTO

THE CENTRE OF IT ALL



Glenbrook

@ BALLYMAKENNY PARK





Glenbrook

@ BALLYMAKENNY PARK

SEAPOINT
GOLF CLUB

CO.LOUTH
GOLF CLUB

MORNINGTON BEACH

LAYTOWN & BETTYSTOWN GOLF CLUB

BOYNE RIVER

BEAULIEU HOUSE

DUBLIN / BELFAST
TRAINLINE

TRAIN
STATION

DOCKS

VIADUCT

BALLYMAKENNY
ROUNDBOUT

SCHOOLS

TOWN CENTRE

LOURDES
STADIUM

OUR LADY OF
LOURDES HOSPITAL

BALLYMAKENNY
PARK



USHER'S
MILL

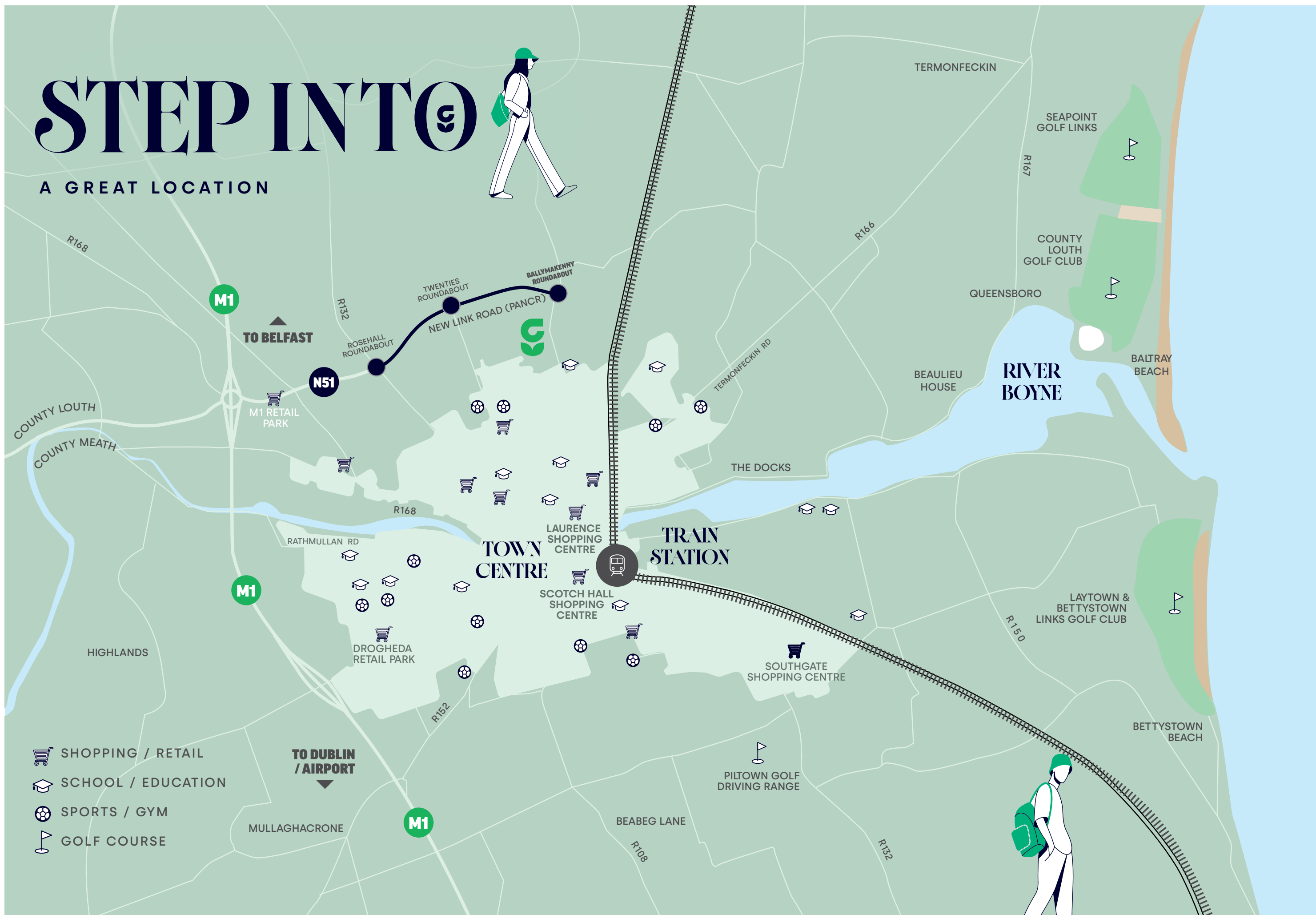
NEW LINK ROAD
NOW OPEN

TWENTIES
ROUNDBOUT

TO M1 MOTORWAY

STEP INTO

A GREAT LOCATION



- SHOPPING / RETAIL
- SCHOOL / EDUCATION
- SPORTS / GYM
- GOLF COURSE

TO DUBLIN
/ AIRPORT

MULLAGHACRONE

M1

BEABEG LANE

R108

PILTOWN GOLF
DRIVING RANGE

SOUTHGATE
SHOPPING CENTRE

SCOTCH HALL
SHOPPING CENTRE

LAURENCE
SHOPPING CENTRE

TOWN
CENTRE

DROGHEDA
RETAIL PARK

RATHMULLAN RD

M1

M1 RETAIL
PARK

N51

TO BELFAST

M1

RIVER
BOYNE

COUNTY LOUTH
GOLF CLUB

SEAPoint
GOLF LINKS

QUEENSBORO

BEAULIEU
HOUSE

THE DOCKS

TRAIN
STATION

BALLYMAKENNY
ROUNDBOUNT

NEW LINK ROAD (PANCR)

TWENTIES
ROUNDBOUNT

R132

ROSEHALL
ROUNDBOUNT

R166

TERMONFECKIN

R167

R150

LAYTOWN &
BETTYSTOWN
LINKS GOLF CLUB

BETTYSTOWN
BEACH

BALTRAY
BEACH



SPECIFICATIONS

EXTERNAL FINISHES

- High quality low-maintenance external finishes
- Low-maintenance uPVC fascia, soffits, gutters and downpipes
- All car parking spaces are cobble-locked
- All rear gardens are seeded
- Hit and miss timber panel fencing with concrete plinth posts to all rear gardens

INTERNAL FINISHES

- All walls and ceilings will be plaster skimmed and painted
- Insulated air tight trap door and pull down ladder fitted for all houses with attic access
- All houses fitted with 5" moulded painted skirting boards
- Painted handrail & balustrades

DOORS AND IRONMONGERY

- All homes fitted with 2-panel painted internal doors and architraves and quality chrome ironmongery

BATHROOMS / EN-SUITES

- All bathrooms and en-suites are fitted with high-quality Sonas sanitary ware throughout
- Wet-room style low profile shower trays to all en-suites
- Shower doors are fitted to all en-suites
- Thermostatically-controlled shower in master en-suite
- Luxury baths with bath shower mixer and handset
- Tiles supplied by Tilespex to wall and floors in bathroom and en-suite
- Heated chrome towel rails fitted in main bathroom and en-suites

KITCHENS

- Luxury matt shaker style doors supplied by Mountlodge Furniture with soft close hinges and doors
- Modern style leading edge worktop,with tiled splash-back behind the hob
- Feature island unit in certain 4 bed house styles

WARDROBES

- Luxurious fitted wardrobes by Mountlodge Furniture to all double bedrooms. 4 Bedroom homes will have wardrobes in 3 bedrooms. Certain 3 bedroom homes will have wardrobes in 2 bedrooms

ELECTRICAL

- Smoke and heat detectors fitted as standard
- Wired for intruder alarm
- Provision for Virgin Media, Eir and Siro high speed broadband
- Ample amount of sockets throughout including USB integrated ports in the kitchen living and main bedroom
- Outdoor electrical socket provided

EFFICIENT LOW-ENERGY DESIGN

- The houses at Glenbrook enjoy many features designed to reduce energy demand and to reduce the cost of heating and hot water production

AIR-TIGHTNESS

- Air-tightness membranes and other features have been incorporated to ensure that these homes are draft free and that heat loss is minimised to provide a comfortable living environment

INSULATION

- All of our houses are constructed with superior levels of insulation and they are carefully designed and detailed to reduce heat loss through floors, walls and roofs

ELECTRICAL CAR CHARGING POINTS

- On curtilage spaces will be ready for electrical vehicle connection

AIR SOURCE HEAT PUMPS

- High efficiency air to water heat pump system to provide all heating and hot water needs. The heat pump is designed to operate at lower output ensuring efficiency and energy saving

WINDOWS

- Homes are fitted with high performance, double glazed windows from Munster Joinery

DEMAND CONTROL VENTILATION

- The ventilation in the dwelling is a 'demand controlled system' which uses a centralised low energy fan located in the attic to extract air from bathrooms, en-suites, utility rooms and kitchens
- Fresh air is introduced to the living areas and bedrooms via specially designed grills in the walls. The grills are also designed to minimise the effects of wind and as a result, minimise cold draughts in living areas and bedrooms

NZEB (NEARLY ZERO ENERGY BUILDING STANDARD)

- All homes are compliant with NZEB standards and have a BER rating of A2



Please note photographs are from our Ballymakenny Park Development



Glenbrook

SITE PLAN



HOUSE TYPES

	THE ROKEBY	3-BEDROOM MID / END-TERRACE / SEMI-DETACHED FROM 104 SQ.M / 1,119 SQ.FT		THE BOYNE	4-BEDROOM SEMI-DETACHED FROM 141 SQ.M / 1,518 SQ.FT
	THE SIENNA	3-BEDROOM END-TERRACE FROM 112 SQ.M / 1,205 SQ.FT		THE BALTRAY	4-BEDROOM DETACHED / SEMI-DETACHED FROM 143 SQ.M / 1,539 SQ.FT
	THE BEWLEY	3-BEDROOM MID / END-TERRACE / SEMI-DETACHED FROM 106 SQ.M / 1,140 SQ.FT		THE MELLIFONT	4-BEDROOM DETACHED FROM 141 SQ.M / 1,518 SQ.FT
	THE COLLON	3-BEDROOM MID / END-TERRACE / SEMI-DETACHED FROM 109 SQ.M / 1,173 SQ.FT		THE SLANE	4-BEDROOM SEMI-DETACHED / END-TERRACE FROM 117 SQ.M / 1,259 SQ.FT

STEP INTO  A NEW HOME

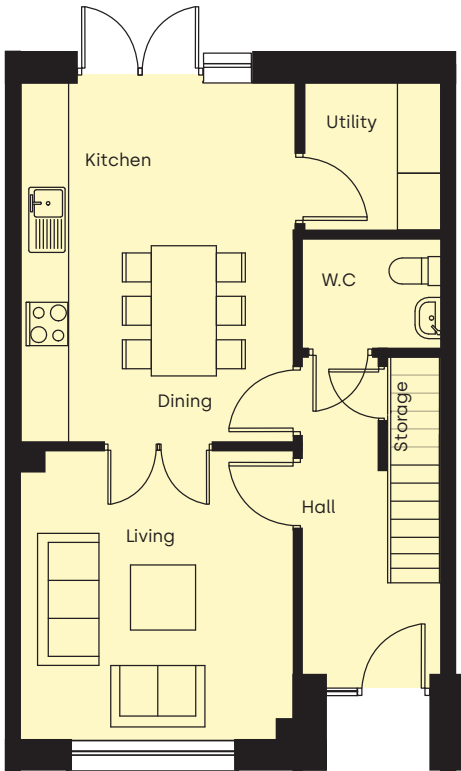


SITE PLAN FOR ILLUSTRATIVE PURPOSES ONLY. LAYOUT MAY VARY.

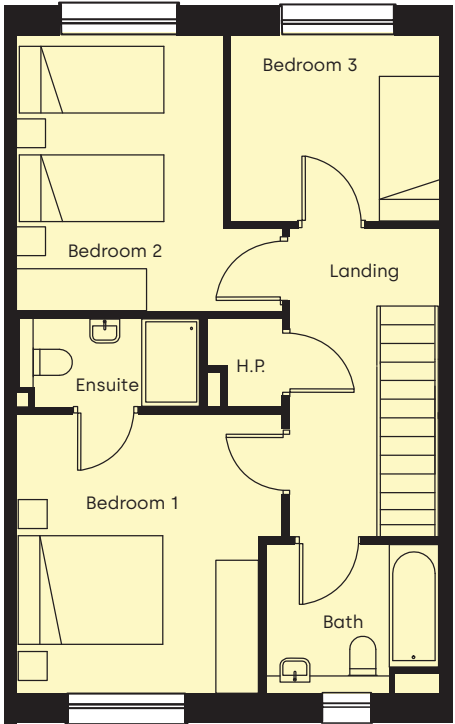


THE ROKEBY

3-BEDROOM
MID / END-TERRACE / SEMI-DETACHED
FROM 104 SQ.M / 1,119 SQ.FT



GROUND FLOOR

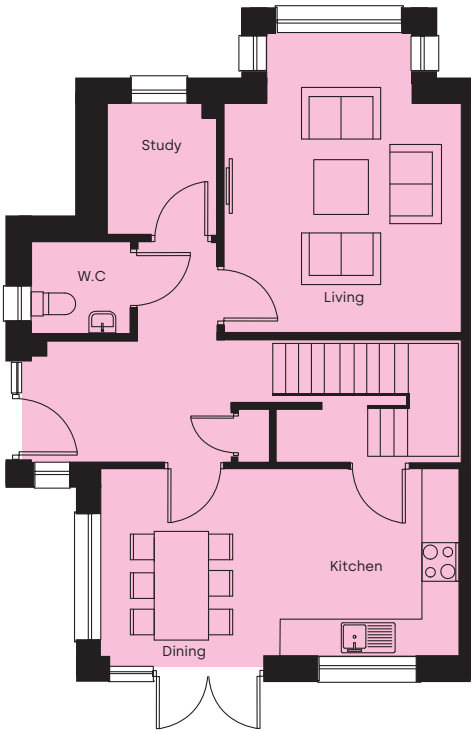


FIRST FLOOR

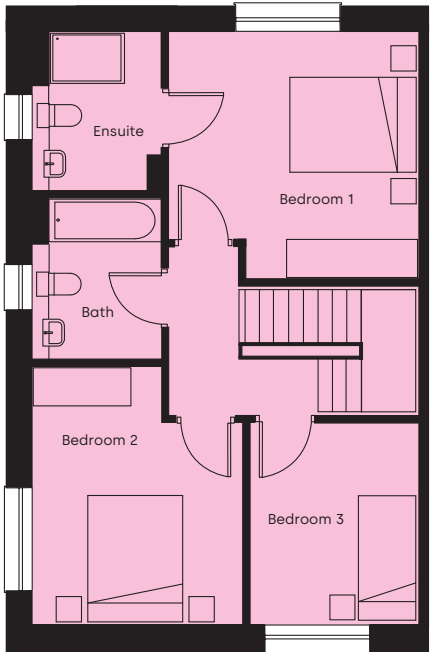


THE SIENNA

3-BEDROOM
END-TERRACE
FROM 112 SQ.M / 1205 SQ.FT



GROUND FLOOR

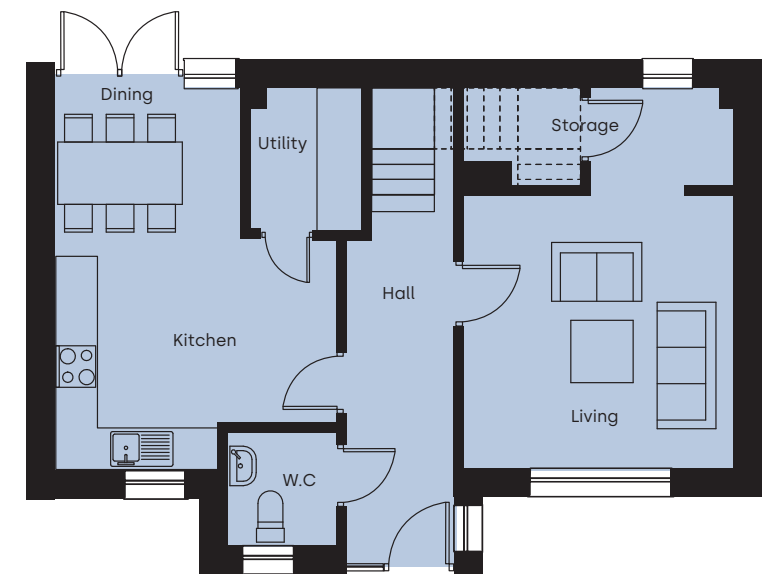


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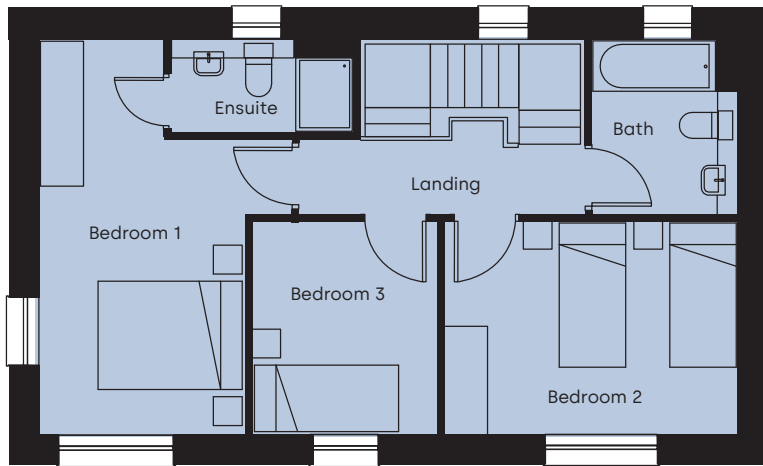


THE BEWLEY

3-BEDROOM
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GROUND FLOOR

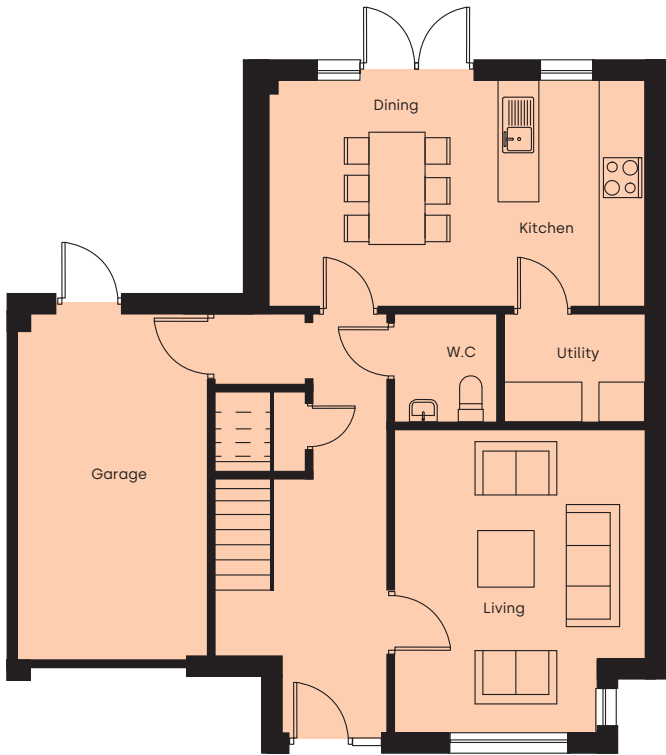


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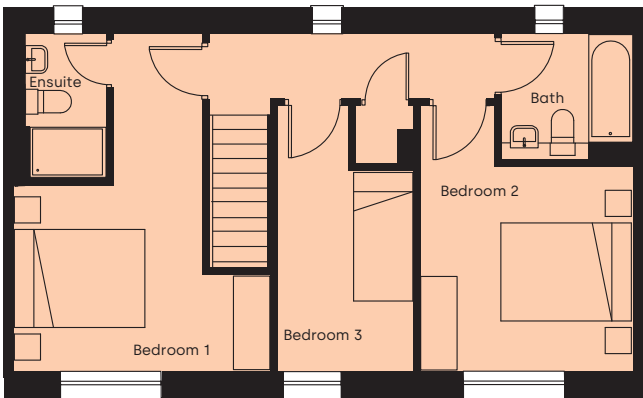


THE COLLON

3-BEDROOM
MID / END-TERRACE / SEMI-DETACHED
FROM 109 SQ.M / 1,173 SQ.FT



GROUND FLOOR



FIRST FLOOR



THE BOYNE

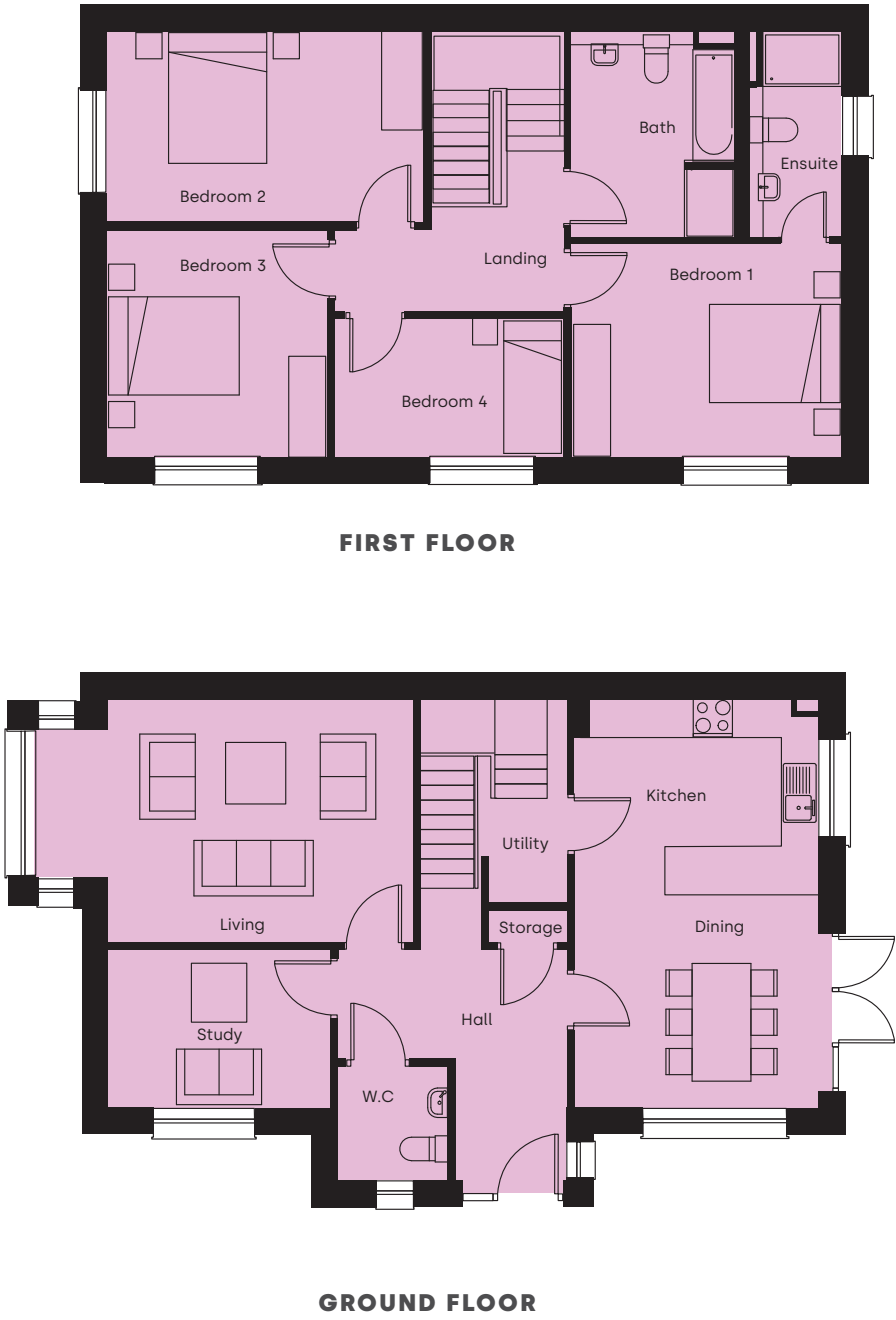
4-BEDROOM
SEMI-DETACHED
FROM 141 SQ.M / 1,518 SQ.FT





THE BALTRAY

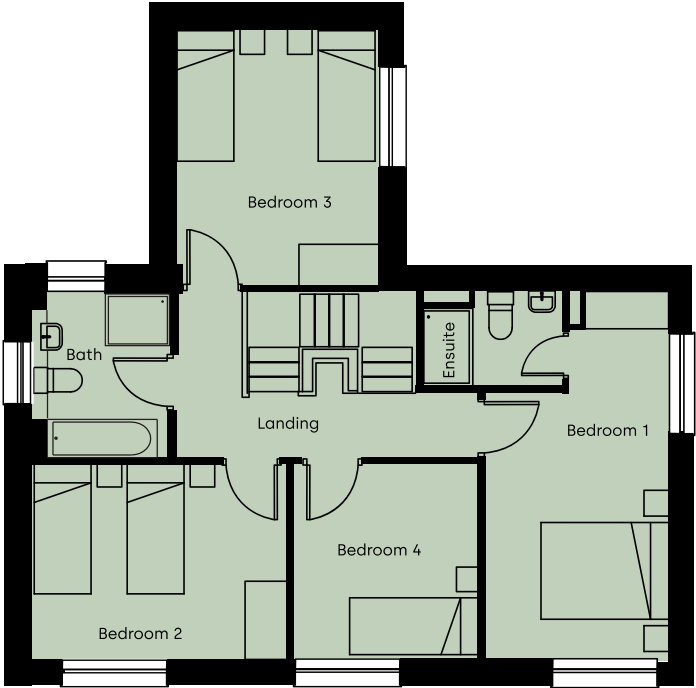
4-BEDROOM
DETACHED/ SEMI-DETACHED
FROM 143 SQ.M / 1,539 SQ.FT





THE MELLIFONT

4-BEDROOM
DETACHED
FROM 141 SQ.M / 1,518 SQT



FIRST FLOOR

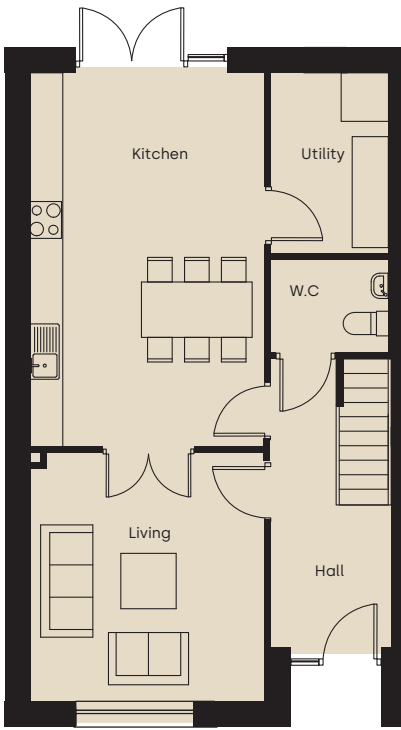


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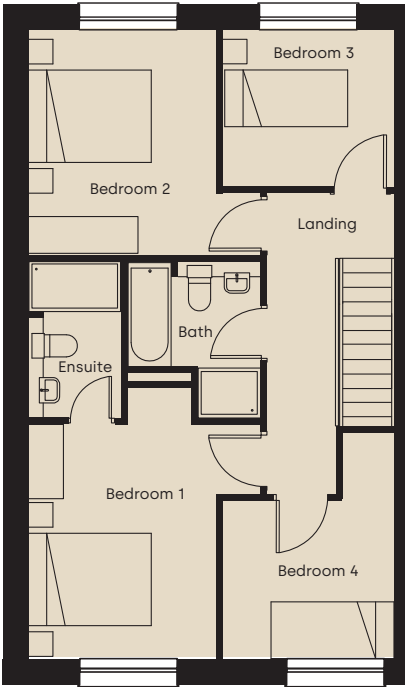


THE SLANE

4-BEDROOM
SEMI-DETACHED/ END-TERRACE
FROM 117 SQ.M / 1,259 SQ.FT



GROUND FLOOR



FIRST FLOOR



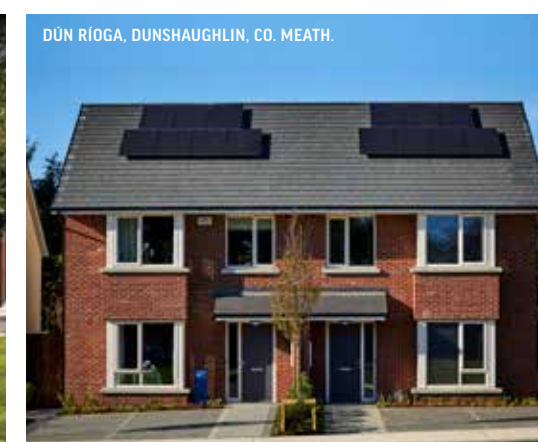
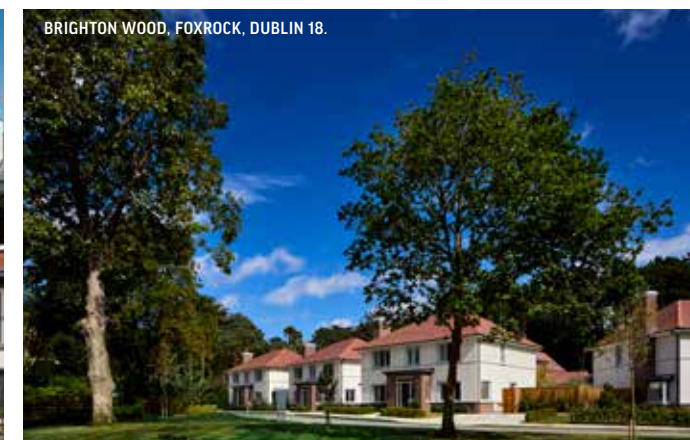
PROUD TO BE A PART OF DROGHEDA'S EXCITING FUTURE

Castlethorn is privileged to play a key role in developing this vibrant new community on the northern fringes of Drogheda. Following the success of the sold out Ballymakenny Park and Usher's Mill developments, our focus now shifts to Glenbrook, an innovative collection of "A Rated" 3 and 4 bedroom homes that we believe will appeal to a wide range of discerning home buyers.

A key factor in Castlethorn's successful site selection over the years has been our commitment to choosing locations with easy access to a variety of amenities. A major contributor to the success of our Drogheda development so far has been our significant involvement in delivering the first phase of the Port Access Northern Cross Route (PANCR), which opened in February 2024. This crucial road infrastructure ensures that our

residents have convenient access to the nearby M1 motorway and beyond.

Ballymakenny Park, Usher's Mill and Glenbrook are just the beginning of Castlethorn's commitment to the town and people of Drogheda. We pledge to carefully and meticulously develop this growing community, providing energy-efficient, future-proof, modern homes, along with the necessary amenities, roads, green spaces, and transport options to serve both current and future residents of Drogheda. We look forward to extending Castlethorn's high standards in build quality and site planning to even more families in Drogheda, ensuring that we create a community our residents will be proud to call home.



Creating Great Places.



Castlethorn

DEVELOPED BY Castlethorn Overend House Dundrum Town Centre Sandyford Road Dundrum D16 A4W6	SALES AGENTS Sherry FitzGerald New Homes 176 Pembroke Rd Ballsbridge Dublin 4 D04 EN80 (01) 667 1888	ARCHITECT O'Mahony Pike Architects The Chapel Milltown Ave Mount St Annes Dublin 6	SOLICITORS Byrne Wallace 88 Harcourt St Dublin 2
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PSRA 001554



PSRA 002183

These particulars and any accompanying documentation and price lists do not form part of any contract and are for guidance only. Measurements and distances are approximate and drawings, maps and plans are not to scale. Intending purchasers should satisfy themselves as to the accuracy of details given to them either verbally or as part of this brochure. The developer reserves the right to make alterations to design and finish. Estimated measurements indicated are gross internal area – the distance from block wall to block wall excluding internal finishes. This is the industry norm and variations can occur.

