



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.

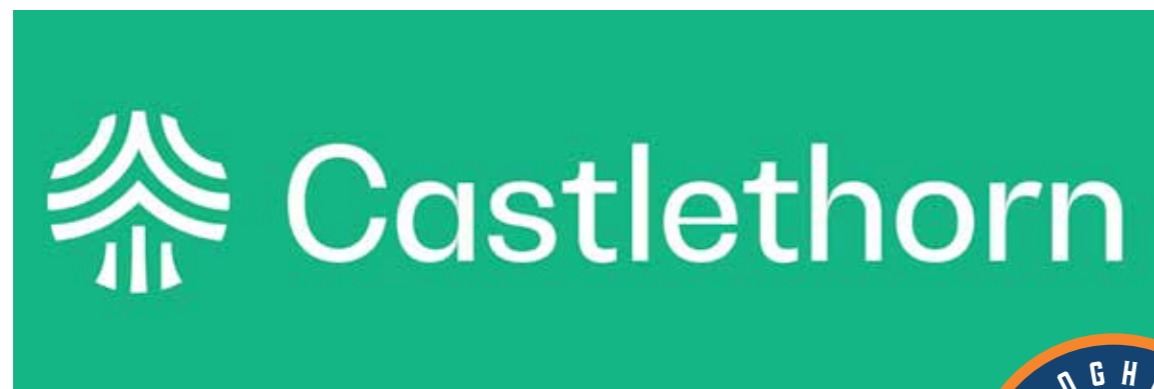
The town itself is full of excellent shops, cafés, restaurants and bars, with quite literally something to suit every age and taste. Those who enjoy the great outdoors will love Drogheda's position on the edge of the River Boyne. Enjoy an evening stroll along the Boyne Greenway, or challenge the family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

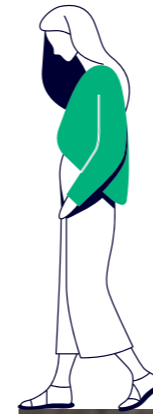
• Bus Station	 7 mins	 13 mins
• Train Station	 8 mins	 17 mins
• Town Centre	 5 mins	 12 mins
• Dublin Airport	 30 mins	
• Dublin Port Tunnel	 30 mins	
• Dublin City Centre	 50 mins	 34 mins
• Dundalk	 28 mins	 23 mins
• Belfast City	 1hr 15 mins	 1hr 15 mins



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

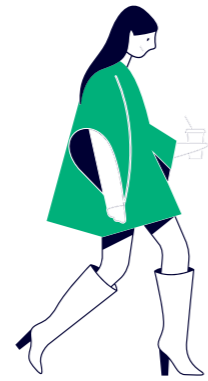
### SECONDARY / THIRD EDUCATION

- 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



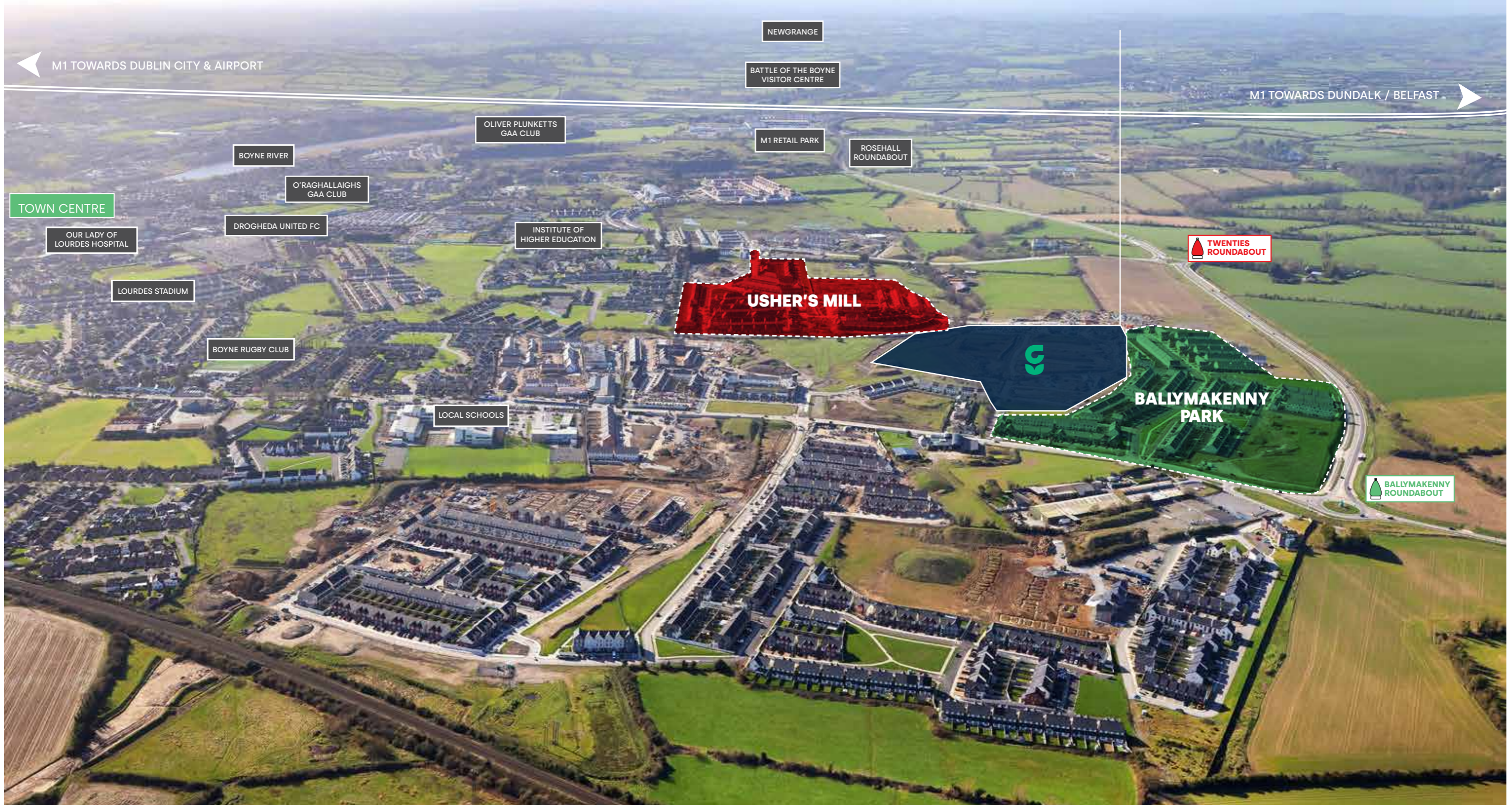
# STEP INTO

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

TRAIN STATION

DUBLIN / BELFAST  
TRAINLINE

DOCKS

VIADUCT

BALLYMAKENNY  
ROUNDBOUT

SCHOOLS

TOWN CENTRE

LOURDES  
STADIUM

OUR LADY OF  
LOURDES HOSPITAL

BALLYMAKENNY  
PARK

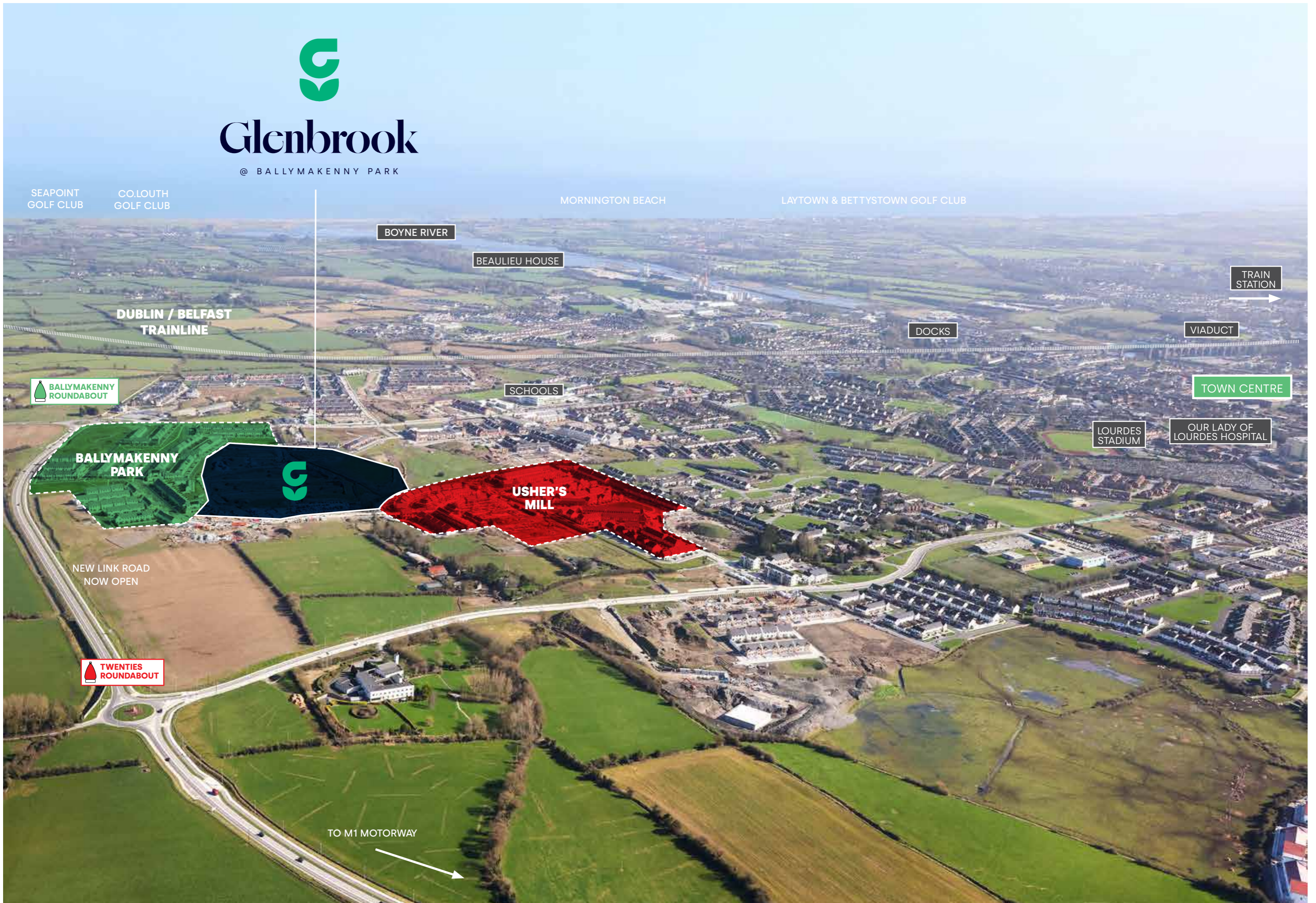


USHER'S  
MILL

NEW LINK ROAD  
NOW OPEN

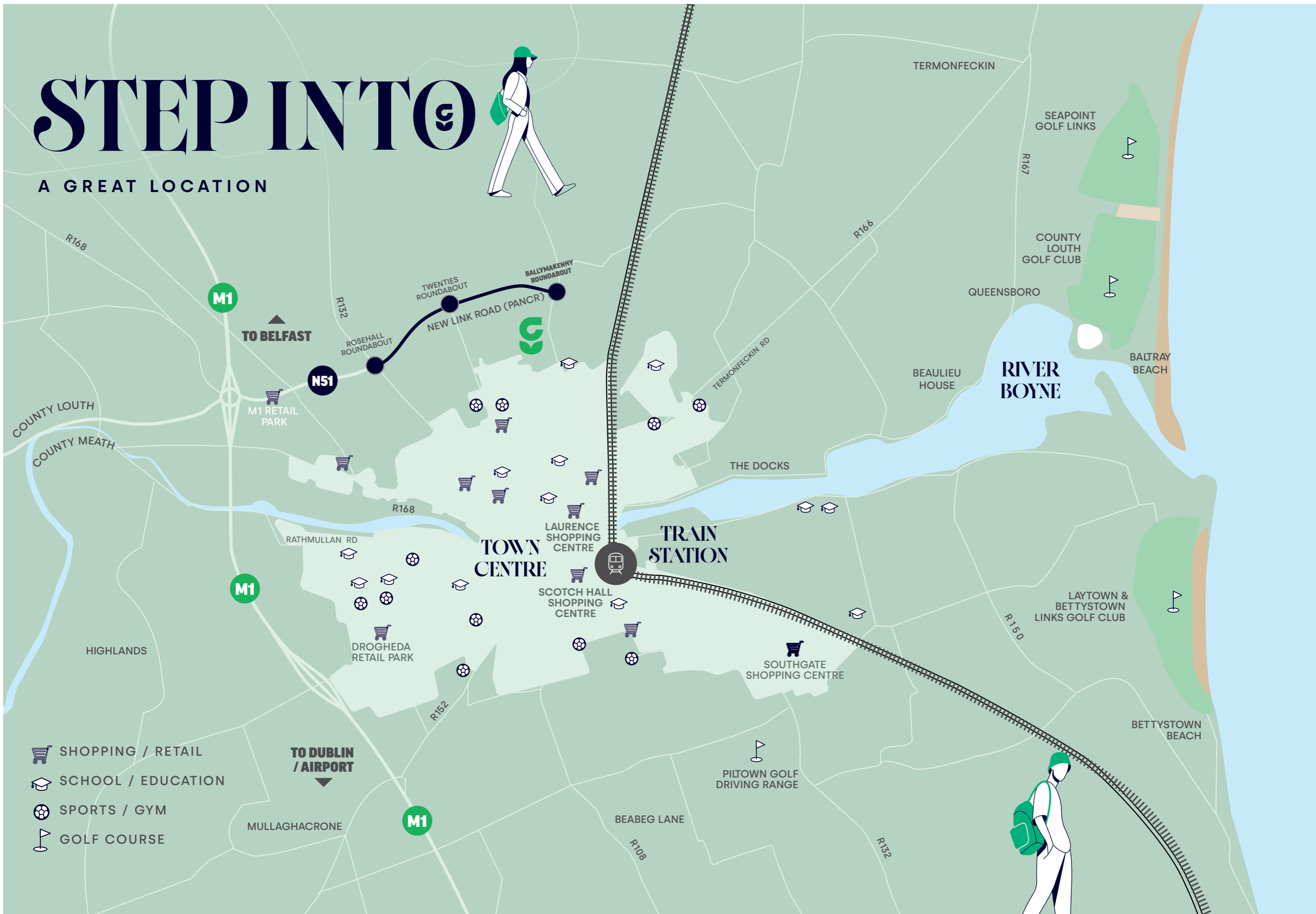
TWENTIES  
ROUNDBOUT

TO M1 MOTORWAY



# STEP INTO

A GREAT LOCATION



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





# 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 Tilesplex 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





# Glenbrook

## SITE PLAN



### HOUSE TYPES

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

**STEP INTO**  **A NEW HOME**

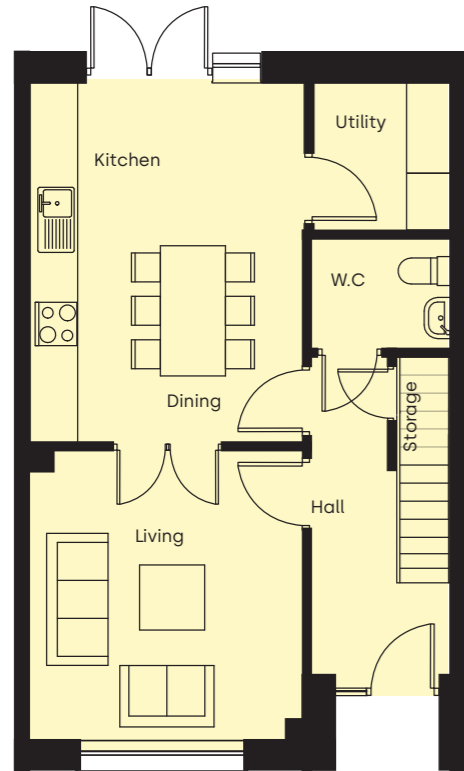




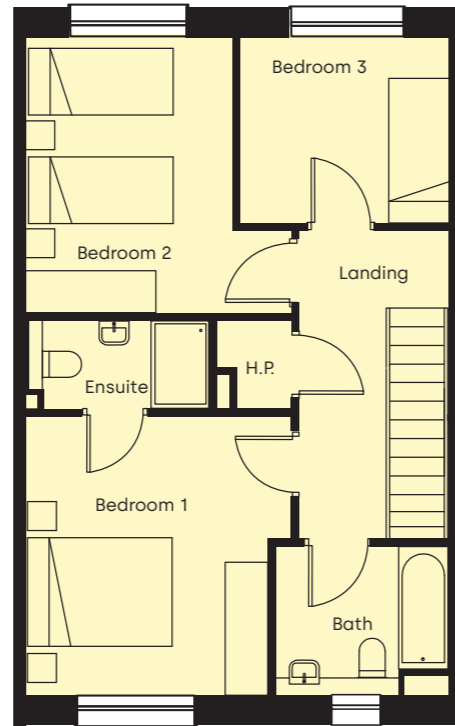
# THE ROKEBY

## 3-BEDROOM

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



GROUND FLOOR



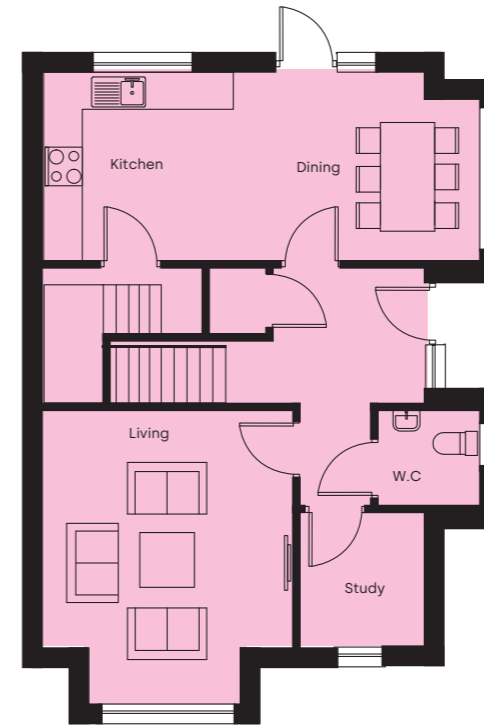
FIRST FLOOR



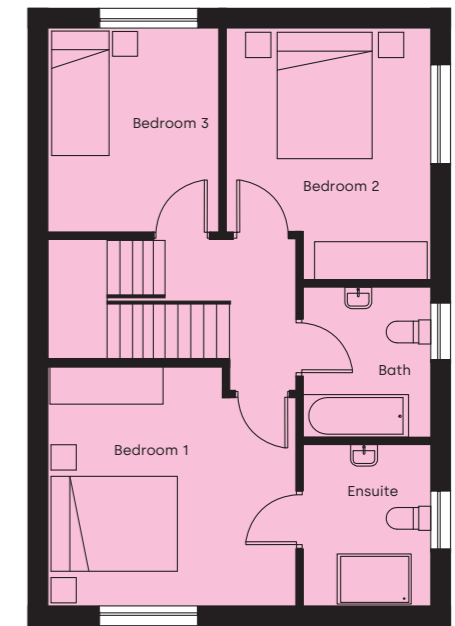
# THE SIENNA

## 3-BEDROOM

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



GROUND FLOOR



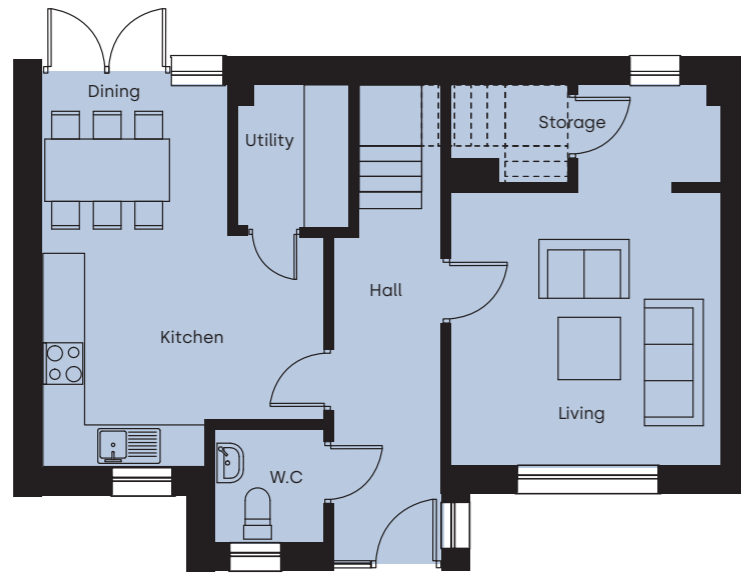
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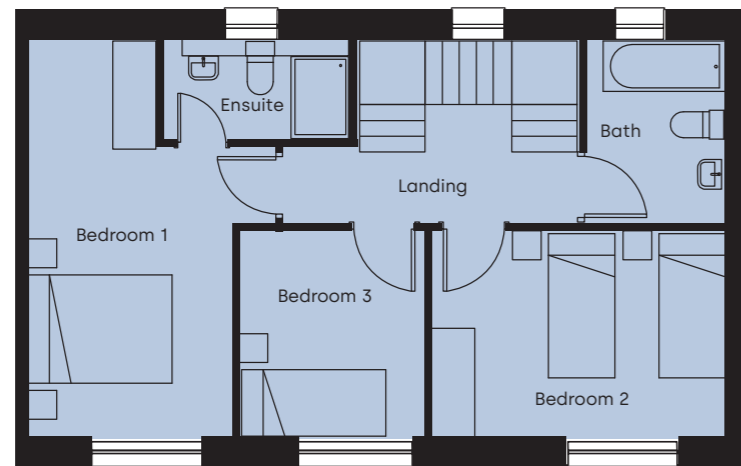
# THE BEWLEY

## 3-BEDROOM

MID / END-TERRACE / SEMI-DETACHED  
FROM 106 SQ.M / 1,140 SQ.FT



**GROUND FLOOR**



**FIRST FLOOR**

FLOOR PLANS ARE FOR ILLUSTRATIVE PURPOSES ONLY. LAYOUT MAY VARY.



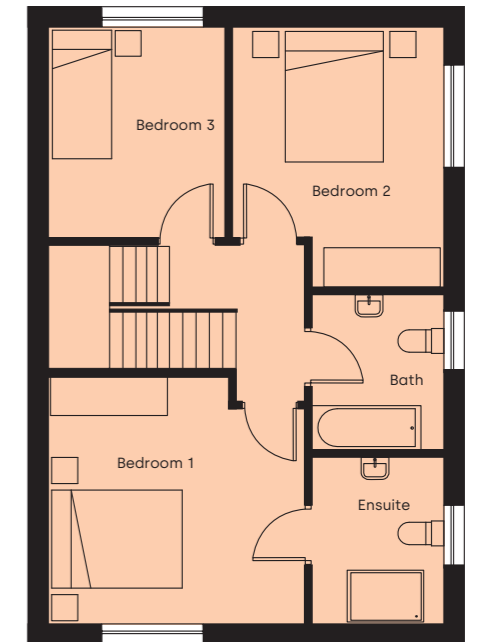
# THE COLLON

## 3-BEDROOM

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



**GROUND FLOOR**



**FIRST FLOOR**

FLOOR PLANS ARE FOR ILLUSTRATIVE PURPOSES ONLY. LAYOUT MAY VARY.



# THE BOYNE

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



**GROUND FLOOR**

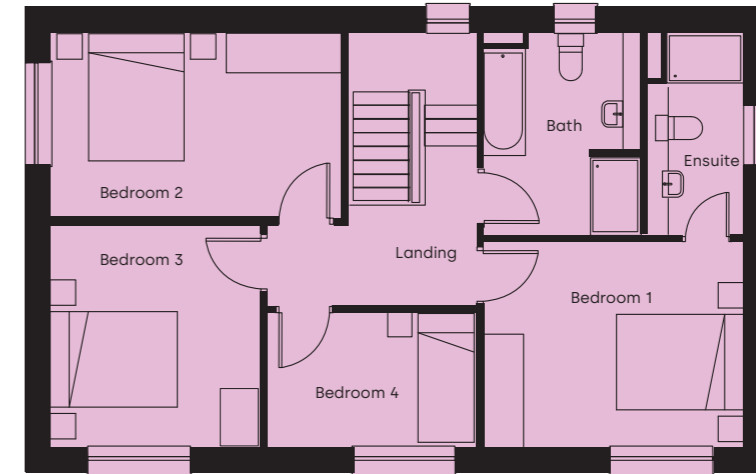
**FIRST FLOOR**

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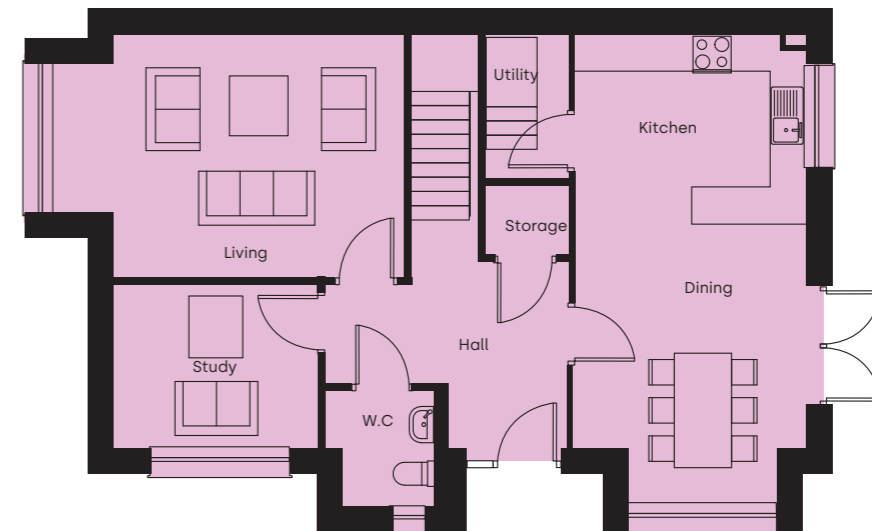


# THE BALTRAY

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



**FIRST FLOOR**



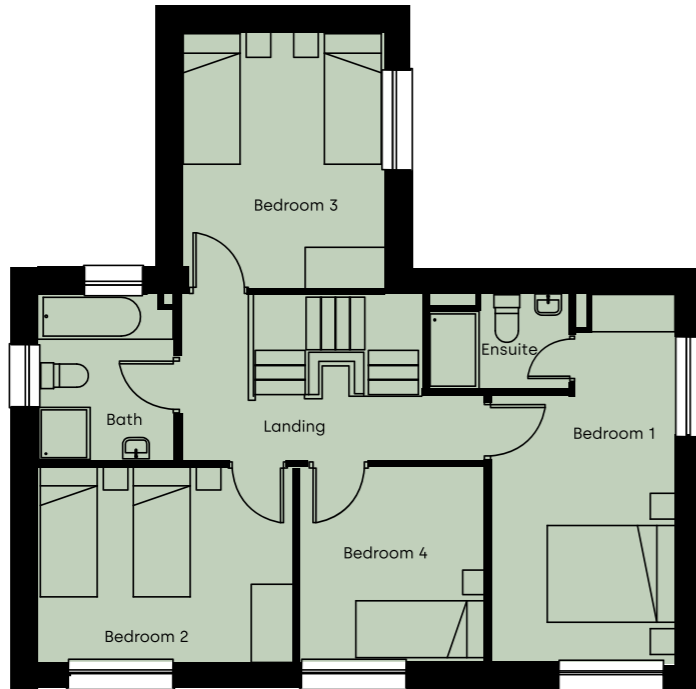
**GROUND FLOOR**

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# THE MELLIFONT

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



**FIRST FLOOR**



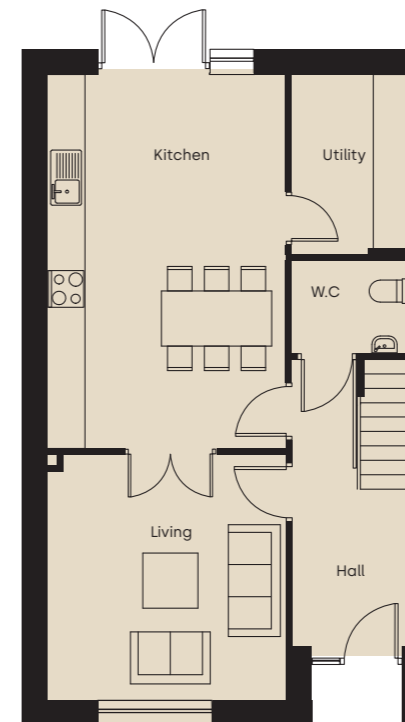
**GROUND FLOOR**

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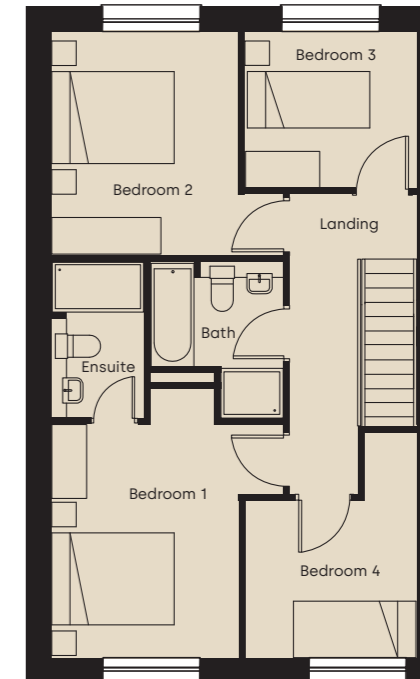


# THE SLANE

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



**GROUND FLOOR**



**FIRST FLOOR**

FLOOR PLANS ARE FOR ILLUSTRATIVE PURPOSES ONLY. LAYOUT MAY VARY.



# Castlethorn

## 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.



RIVERWOOD SQUARE, CASTLEKNOCK, DUBLIN 15



ST.JOSEPH'S, CLONSILLA, DUBLIN 15.



GLENBROOK, DROGHEDA, CO. LOUTH



GRACE PARK WOOD, DRUMCONDRA, DUBLIN 9.



BRIGHTON WOOD, FOXROCK, DUBLIN 18.



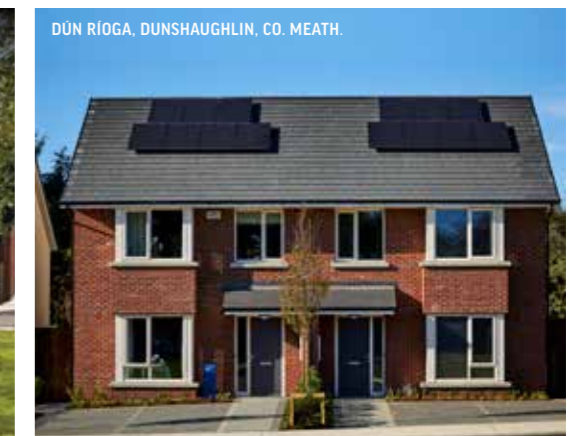
SOMERTON, LUCAN, CO. DUBIN.



RATHBORNE VILLAGE, ASHTOWN, DUBLIN 15.



BELARMNE WOODS, STEPASIDE, DUBLIN 18.



DUN RÍOGA, DUNSHAUGHLIN, CO. MEATH.

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

**Sherry  
FitzGerald**  
Lannon

**Sherry  
FitzGerald**  
NEW HOMES

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.

