



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.

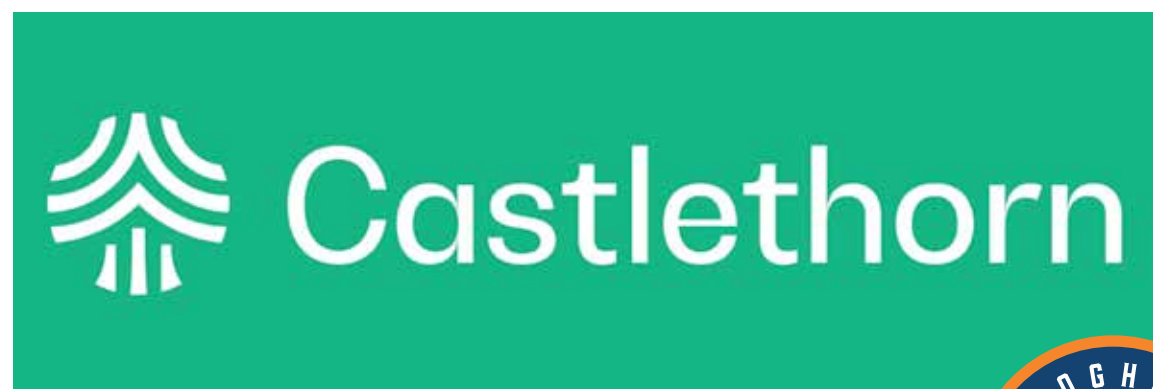
The town itself is full of excellent shops, cafés, restaurants and bars, with quite literally something to suit every age and taste. Those who enjoy the great outdoors will love Drogheda's position on the edge of the River Boyne. Enjoy an evening stroll along the Boyne Greenway, or challenge the family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

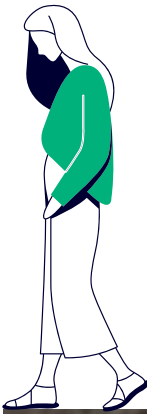


Dublin Airport



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

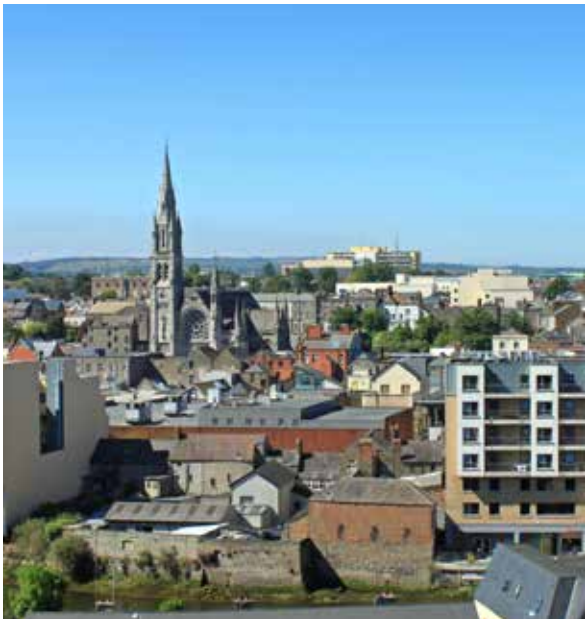
### PRIMARY SCHOOL

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

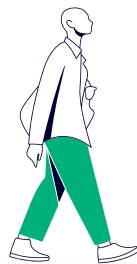
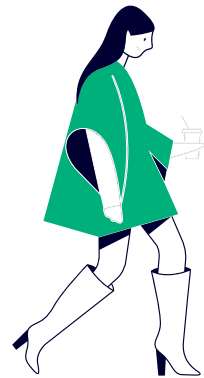
### SECONDARY / THIRD EDUCATION

- 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

DOCKS

VIADUCT

TRAIN  
STATION

BALLYMAKENNY  
ROUNDBOUT

SCHOOLS

TOWN CENTRE

LOURDES  
STADIUM

OUR LADY OF  
LOURDES HOSPITAL

BALLYMAKENNY  
PARK



USHER'S  
MILL

NEW LINK ROAD  
NOW OPEN

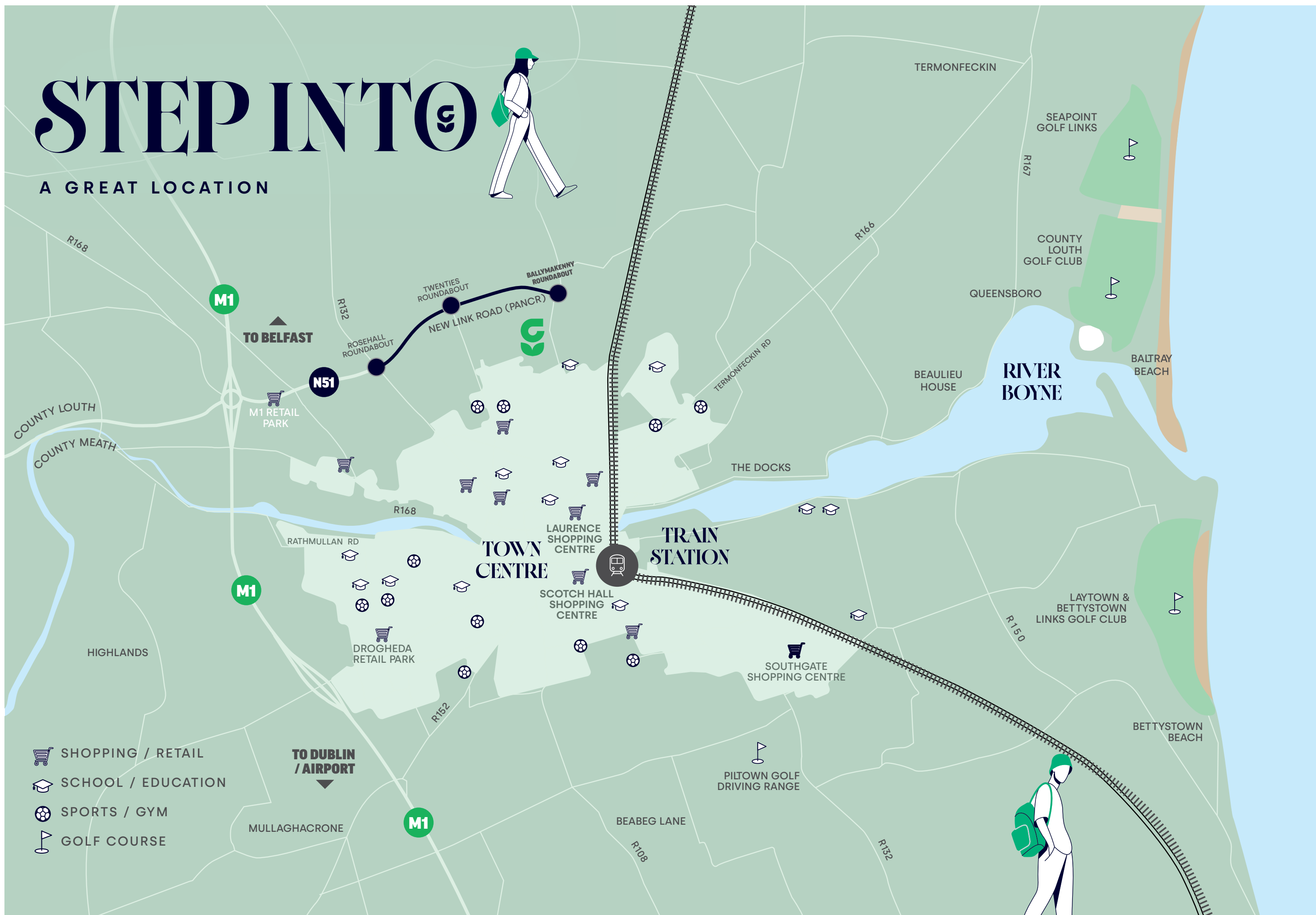
TWENTIES  
ROUNDBOUT

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

TO BELFAST

N51

R132

ROSEHALL  
ROUNDBOUT

NEW LINK ROAD (PANCR)

TWENTIES  
ROUNDBOUT

BALLYMAKENNY  
ROUNDBOUT

THE DOCKS

BEAULIEU  
HOUSE

RIVER  
BOYNE

QUEENSBORO

COUNTY LOUTH  
GOLF CLUB

SEAPoint  
GOLF LINKS

BALTRAY  
BEACH

LAYTOWN &  
BETTYSTOWN  
LINKS GOLF CLUB

BETTYSTOWN  
BEACH

TERMONFECKIN

R166

TERMONFECKIN RD

R167

R150

R132

R152

R168

R168







# 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



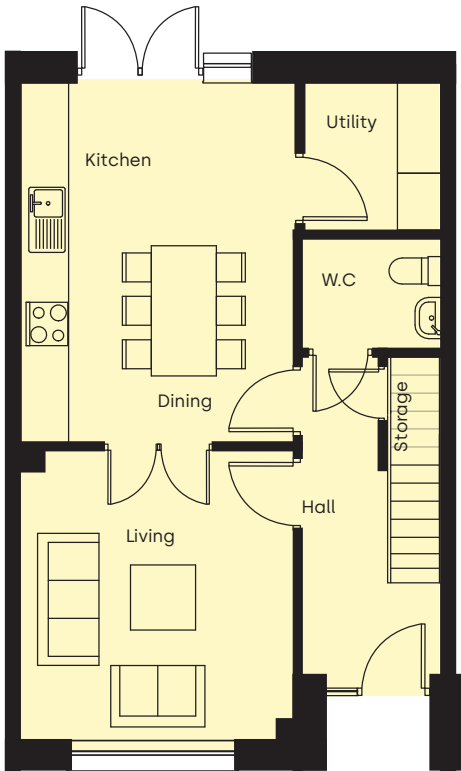


# Glenbrook

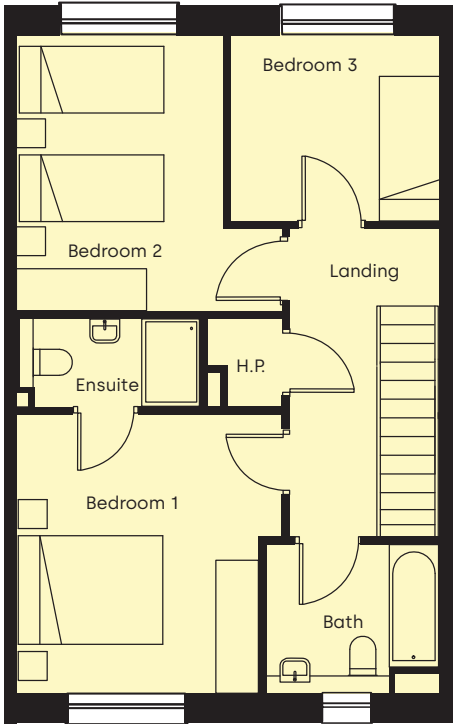
## SITE PLAN



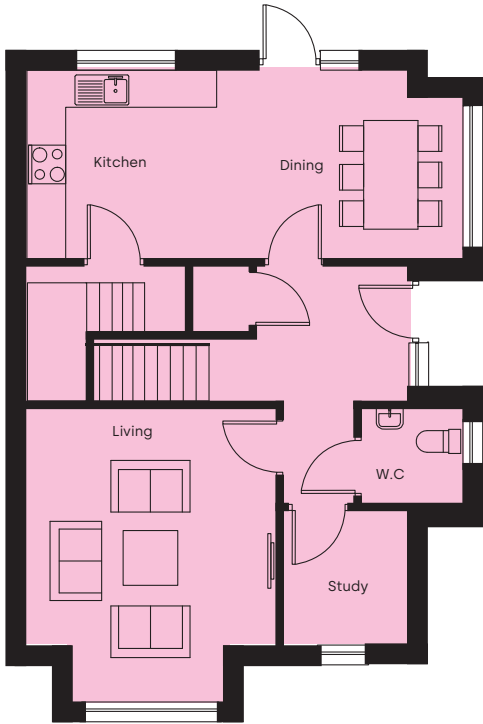




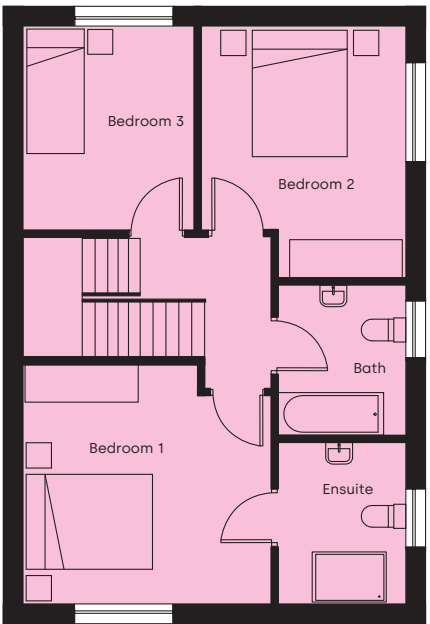
GROUND FLOOR



FIRST FLOOR



GROUND FLOOR



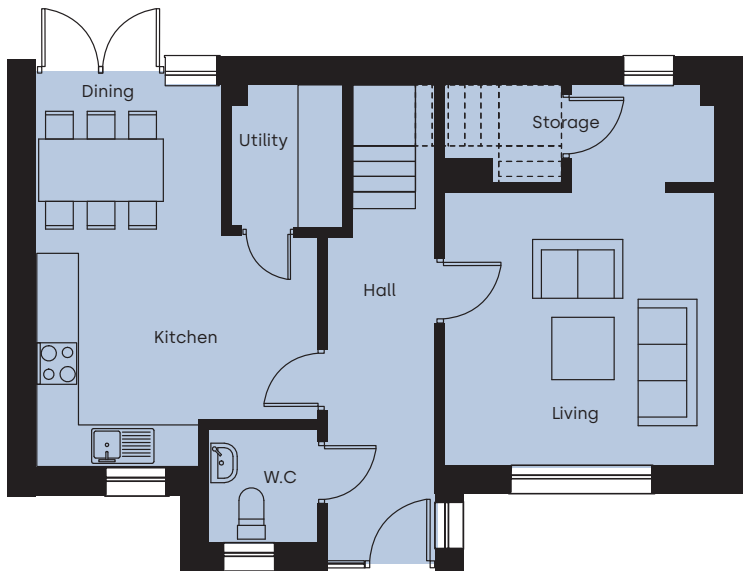
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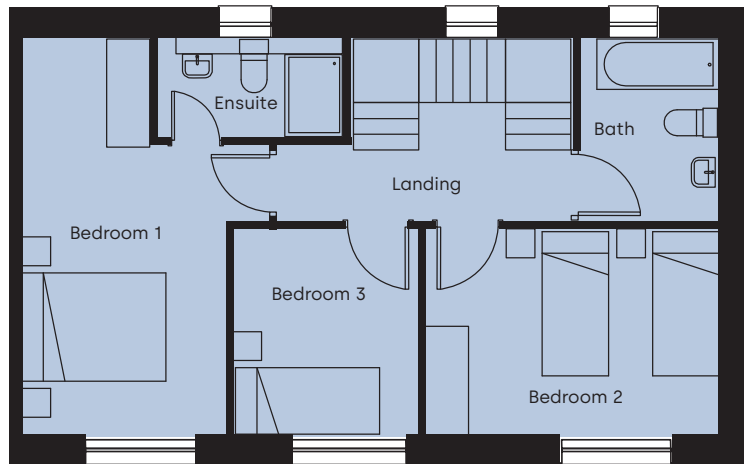


THE BEWLEY

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



GROUND FLOOR



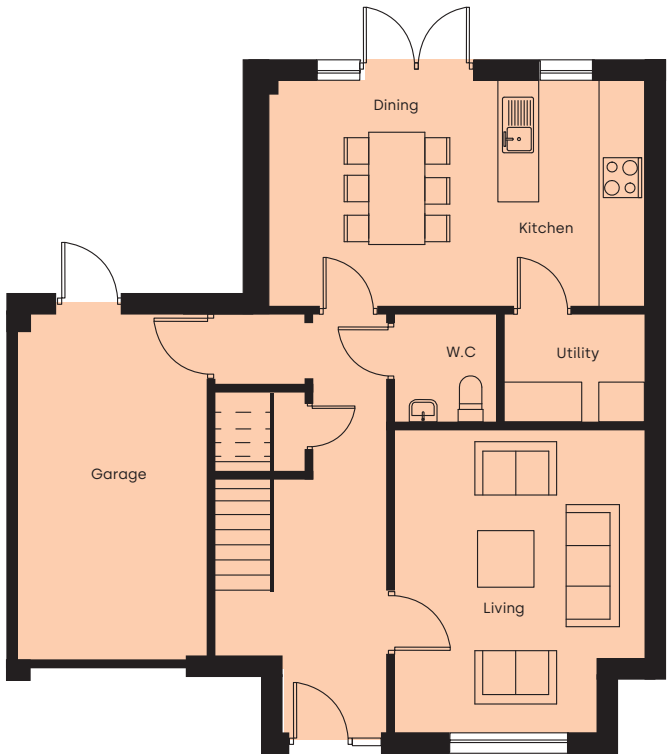
FIRST FLOOR

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

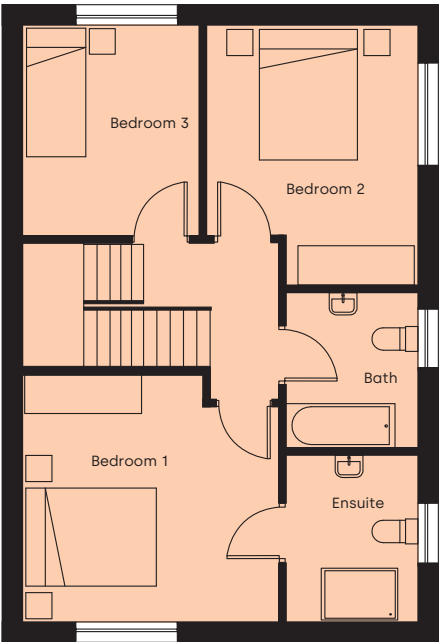


THE COLLON

**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

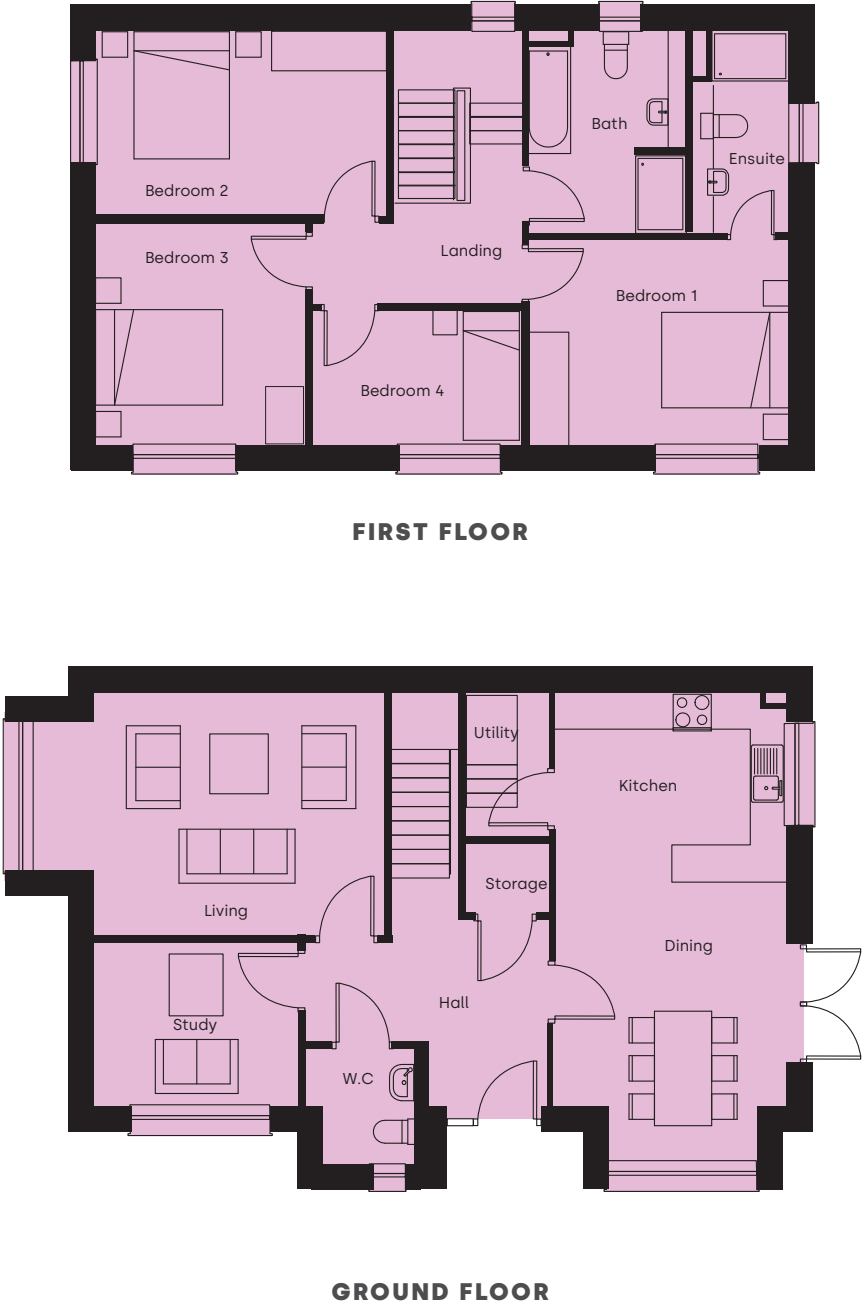
**4-BEDROOM**  
SEMI-DETACHED  
FROM 141 SQ.M / 1,518 SQ.FT





# THE BALTRAY

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

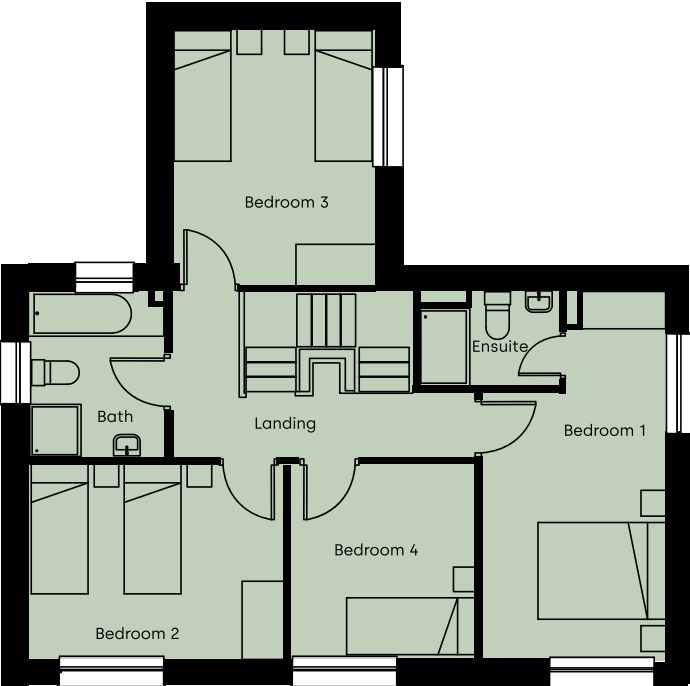






THE MELLIFONT

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



FIRST FLOOR

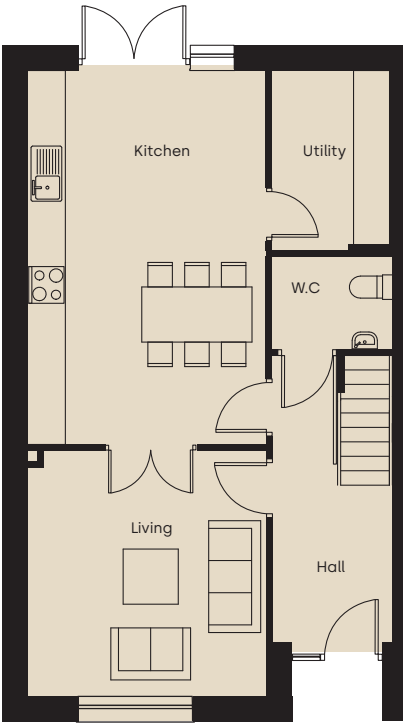


GROUND FLOOR

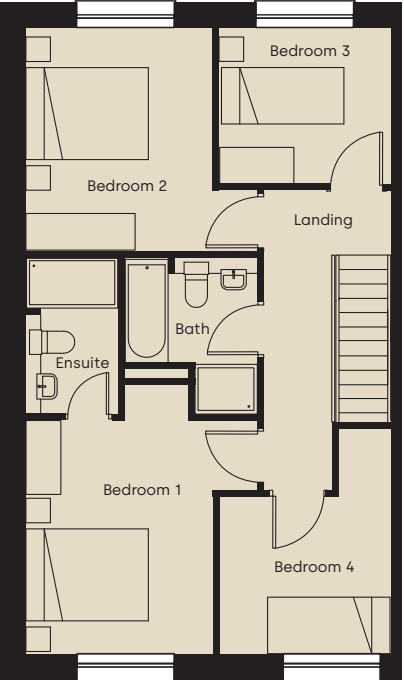


THE SLANE

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



GROUND FLOOR



FIRST FLOOR





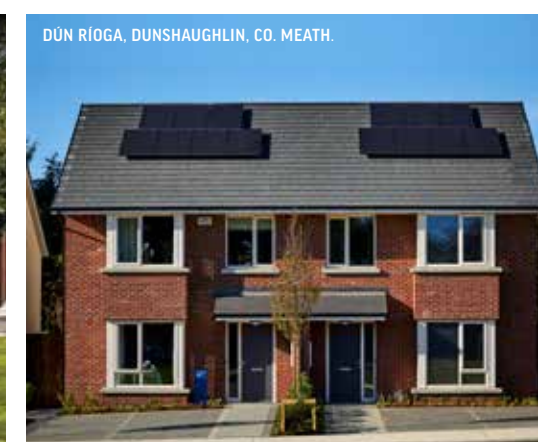
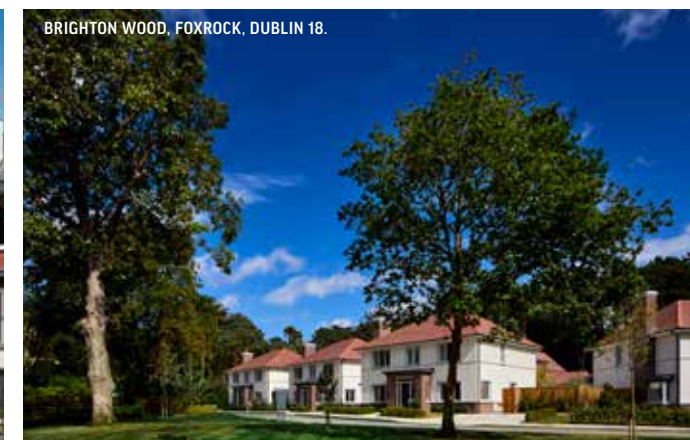
## PROUD TO BE A PART OF DROGHEDA'S EXCITING FUTURE

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

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



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.



