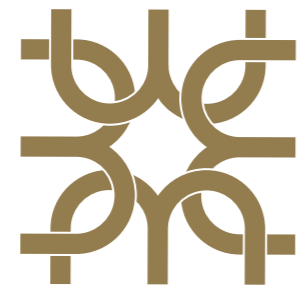




Bellingham Manor
Castlebellingham, Co Louth



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Welcome to Bellingham Manor: An Exclusive Collection of Homes in Castlebellingham, Co. Louth

Nestled in the heart of the scenic County Louth, Bellingham Manor presents an exceptional opportunity for modern living in one of the East Coast's most sought-after locations. This beautiful new development offers a varied selection of luxurious homes designed with both elegance and practicality in mind. Situated in the charming village of Castlebellingham, Bellingham Manor combines the tranquillity of rural life with the convenience of urban connectivity, making it the perfect place for families, professionals, and anyone seeking a peaceful yet well-connected place to call home.

One of the key selling points of Bellingham Manor is its unparalleled proximity to the M1 motorway, providing effortless access to both Drogheda, Dundalk and further afield. Commuters will appreciate the ease with which they can travel to major cities, with Dublin just a 45-minute drive to the south and Belfast a short 70-minute drive to the north. This makes Bellingham Manor an ideal choice for those who wish to live in a serene setting while having quick and direct access to Ireland's capital, as well as the vibrant cultural and business hubs in the north.

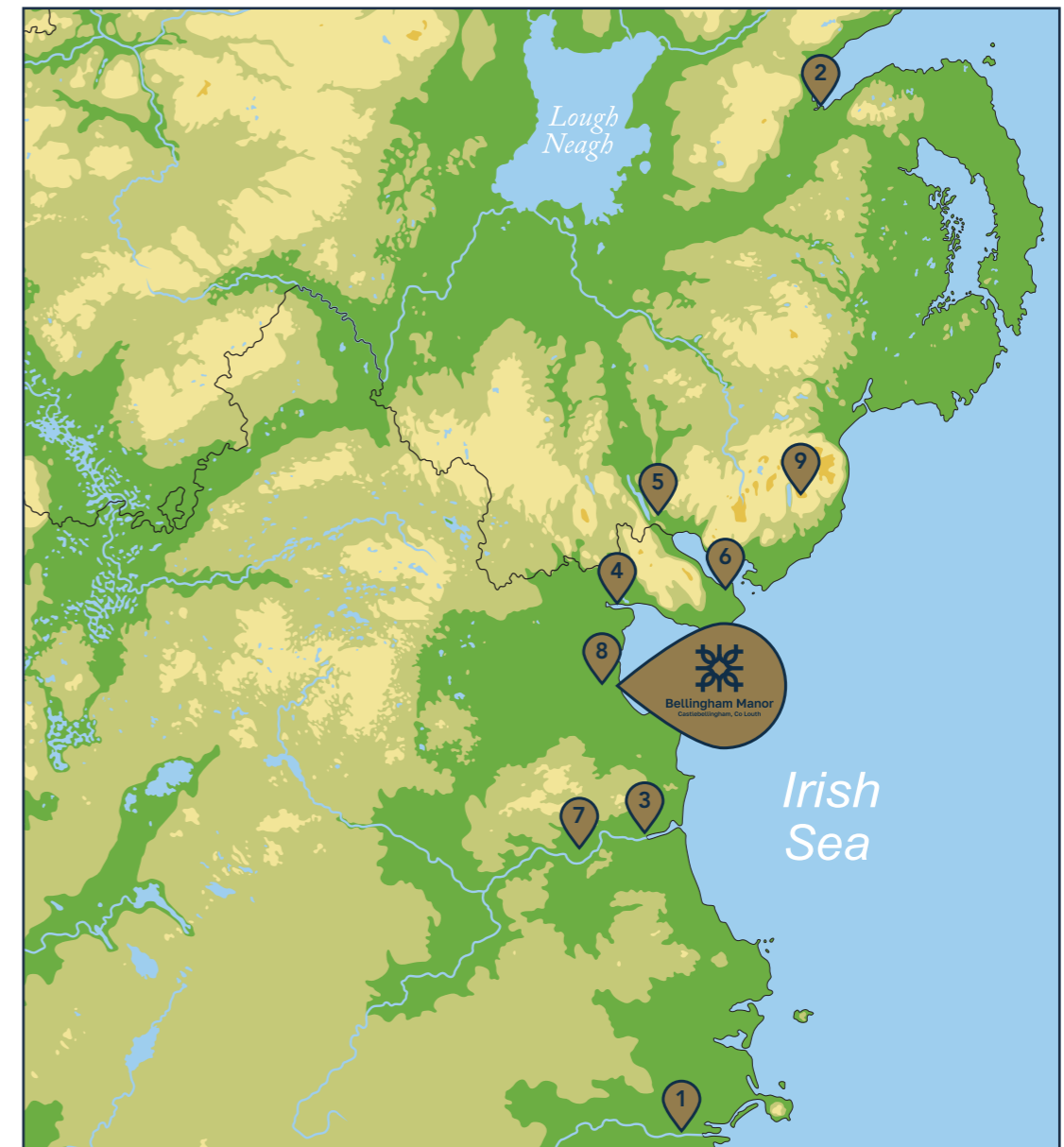
In addition to its strategic location for commuters, Bellingham Manor is situated in a well-established and picturesque village with rich history and local amenities. Castlebellingham boasts excellent schools, shops, and recreational facilities, all within easy reach. For outdoor enthusiasts, the surrounding countryside offers beautiful walking and cycling trails, while the nearby beaches and parks provide ample opportunities for relaxation and leisure.

Bellingham Manor is more than just a place to live; it's a community where contemporary design meets comfort and practicality. With meticulously designed homes featuring spacious interiors, high-quality finishes, and energy-efficient features, every detail has been carefully considered to ensure the highest standards of living. Whether you're a first-time buyer, looking to upgrade, or you are simply seeking a peaceful retreat, Bellingham Manor promises a lifestyle of convenience, elegance, and unrivalled access to the very best of both urban and rural Ireland.





LOCATION



These nearby locations and landmarks offer an exceptional blend of historical, cultural, and natural attractions, all easily accessible from Bellingham Manor.

- | | | |
|-----------------------------|-----------------------------|---|
| 1. Dublin City: 70km | 4. Dundalk: 22km | 7. Boyne Valley: 15km |
| 2. Belfast: 110km | 5. Newry: 40km | 8. Castlebellingham Castle:
In the immediate vicinity |
| 3. Drogheda: 12km | 6. Carlingford: 25km | 9. The Mourne Mountains: 50km |

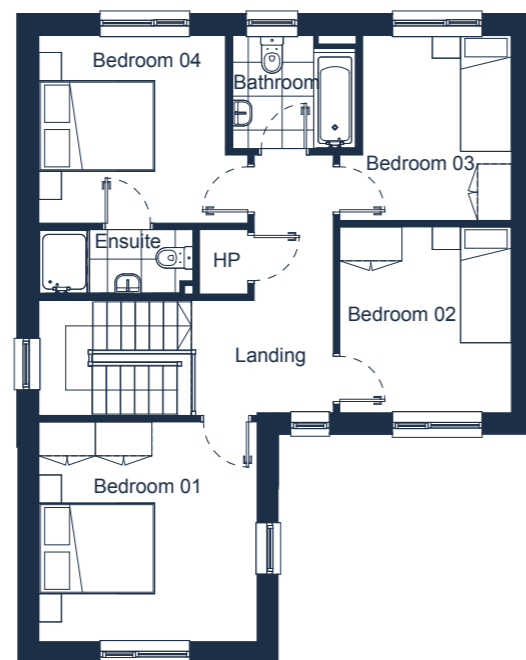
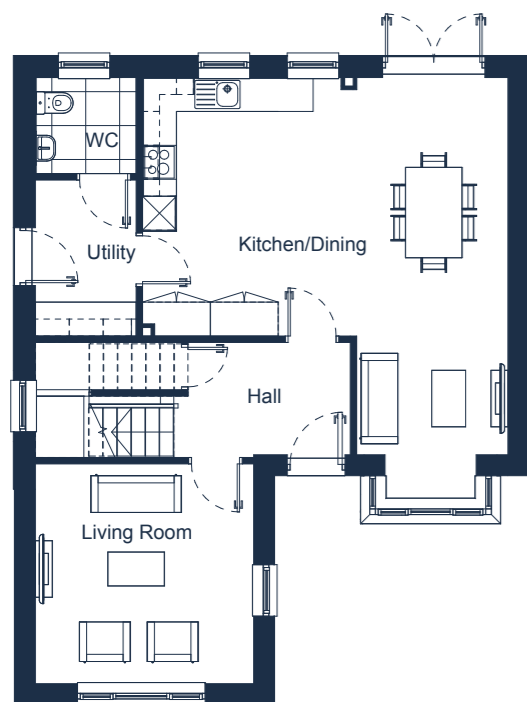


HOUSE TYPE C2 – DETACHED

Total Floor Area: 144.1m² | House No's: 33, 34, 35, 36 & 37

HOUSE TYPE B3 – DETACHED

Total Floor Area: 103.3m² | House No's: 1, 2, 3, 4 & 5



GROUND FLOOR

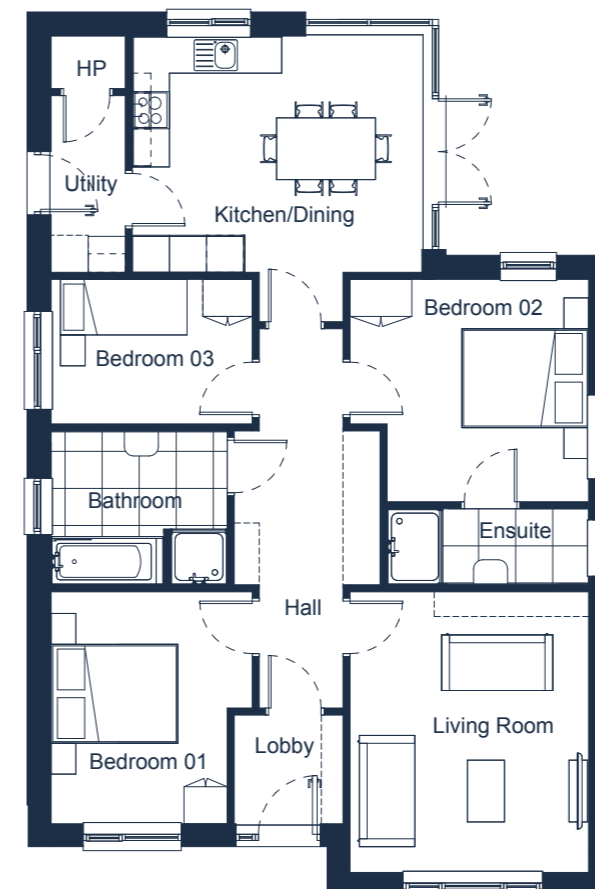
Room Size

Living Room	3.8m x 3.8m
Kitchen/Dining	6.4m x 7.4m
Utility	1.7m x 2.7m
WC	1.7m x 1.7m

FIRST FLOOR

Room Size

Bedroom 1	3.8m x 3.8m
Bedroom 2	3m x 3.2m
Bedroom 3	2.6m x 3.2m
Bedroom 4	3.3m x 3.3m
Bathroom	2.2m x 2m
Ensuite	2.7m x 1.1m



GROUND FLOOR

Room Size

Living Room	3.8m x 4.5m
Kitchen/Dining	4.6m x 3.8m
Bedroom 1	2.8m x 3.7m
Bedroom 2	3.2m x 3.6m
Bedroom 3	3.2m x 2.3m
Utility	1.2m x 2.8m
Bathroom	2.8m x 2.4m
Ensuite	3.2m x 1.2m



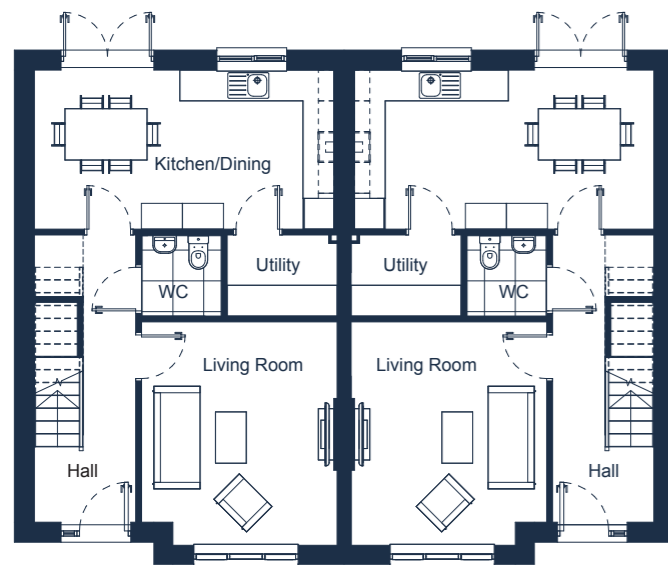
HOUSE TYPE B2 – SEMI-DETACHED

Total Floor Area: 106.2m² | House No's: 38, 39, 48, 49, 55 & 56



HOUSE TYPE C1 – SEMI-DETACHED

Total Floor Area: 124.4m² | House No's: 6 & 7



GROUND FLOOR

Room Size

Living Room	3.8m x 4.3m
Kitchen/Dining	5.8m x 3.1m
Utility	2.1m x 1.5m
WC	1.5m x 1.5m

FIRST FLOOR

Room Size

Bedroom 1	3.7m x 3.7m
Bedroom 2	2.8m x 4.1m
Bedroom 3	2.9m x 2.5m
Bathroom	2.7m x 2m
Ensuite	2.8m x 1.1m



GROUND FLOOR

Room Size

Living Room	3.8m x 4.7m
Kitchen/Dining	6m x 3.9m
Utility	2.3m x 1.8m
WC	1.4m x 1.8m

FIRST FLOOR

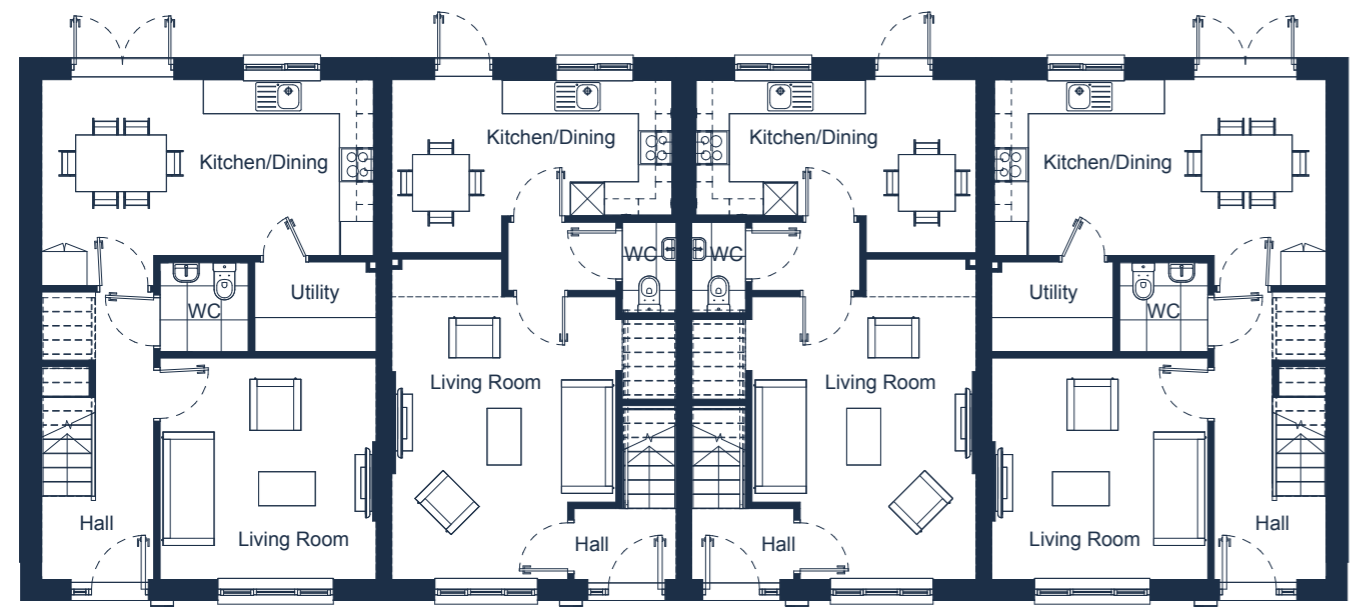
Room Size

Bedroom 1	3.6m x 3.5m
Bedroom 2	3.1m x 3.7m
Bedroom 3	2.7m x 2.6m
Bedroom 4	2.2m x 2.4m
Bathroom	2.5m x 1.9m
Ensuite	2.5m x 1.1m



HOUSE TYPE B1 – BLOCK
 Total Floor Area: 114.4m² | House No's: 8 & 11

HOUSE TYPE A1 – BLOCK
 Total Floor Area: 88.6m² | House No's: 9 & 10



B1 GROUND FLOOR

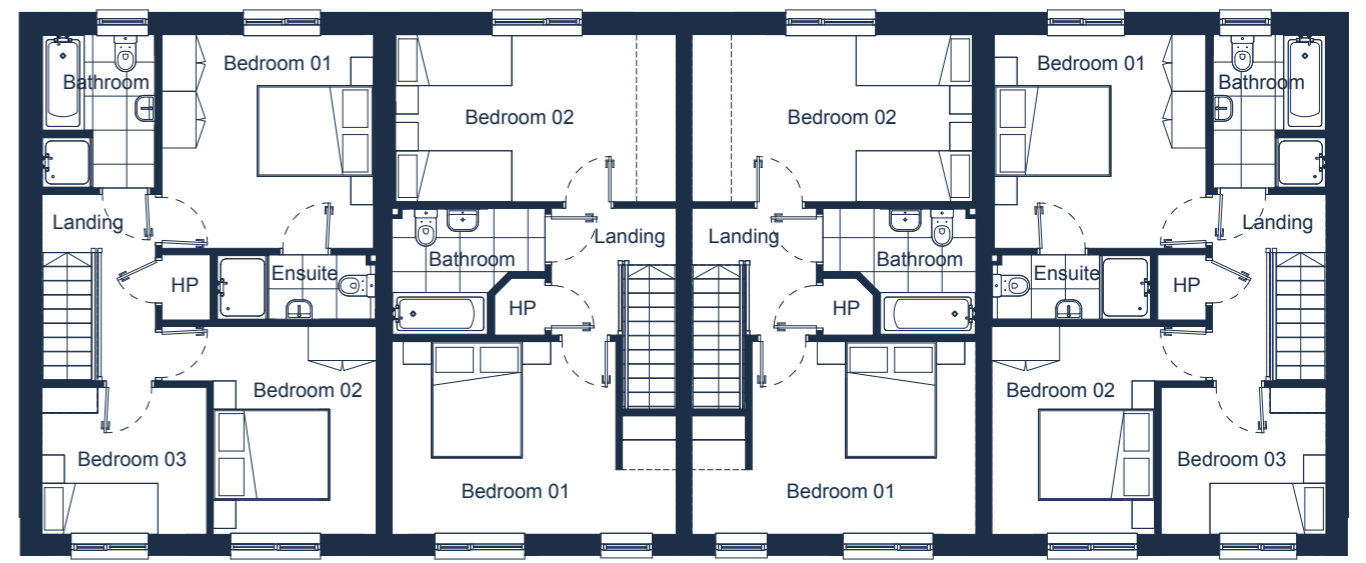
Room Size

Living Room	3.9m x 5m
Kitchen/Dining	4.9m x 3m
WC	0.95m x 1.6m

A1 GROUND FLOOR

Room Size

Living Room	3.8m x 3.9m
Kitchen/Dining	5.8m x 3.1m
Utility	2.1m x 1.5m
WC	1.5m x 1.5m



B1 FIRST FLOOR

Room Size








Bedroom 1	5m x 3.4m
Bedroom 2	5m x 2.9m
Bathroom	2.7m x 2.2m

A1 FIRST FLOOR

Room Size

Bedroom 1	3.7m x 3.7m
Bedroom 2	2.8m x 3.6m
Bedroom 3	2.9m x 2.5m
Bathroom	2.7m x 2m
Ensuite	2.8m x 1.1m



-  House Type C2 - Detached
-  House Type B3 - Detached
-  House Type B2 - Semi-detached
-  House Type C1 - Semi-detached
-  House Type B1 - Block
-  House Type A1 - Block
-  House Type - Duplex





INTERNAL & EXTERNAL SPECIFICATIONS

EXTERNAL FINISHES

- High quality low-maintenance external finishes
- Low-maintenance uPVC fascia, soffits, gutters and downpipes
- All car parking spaces cobbled-locked
- All rear gardens are seeded
- 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 with attic access
- All houses fitted with 5" moulded painted skirting boards
- Oak handrail & painted balustrades

DOORS AND IRONMONGERY

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

BATHROOMS

- All bathrooms and en-suites are fitted with high-quality 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 to selected wall areas and floors, bathrooms and en-suites.
- Heated chrome towel rails fitted in main bathroom and en-suites

KITCHENS

- Luxury matt shaker style doors with soft close hinges and doors
- Modern style leading edge worktop, with tiled splash-back behind the hob

WARDROBES

- Elegant fitted wardrobes to all double bedrooms.
- 3 bedroom homes will have wardrobes in 2 bedrooms.
- 4 bedroom homes will have wardrobes in 3 bedrooms.

ELECTRICAL

- Smoke and heat detectors fitted as standard
- Provision 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

- Home at Bellingham Manor benefit from many features designed to reduce energy demand and to reduce the cost of heating and hot water production

AIR-TIGHTNESS

- Various measures have been implemented, including the integration of air-tight membranes and other components, to guarantee that these residences are free from drafts and minimize heat loss, resulting in a pleasant and cozy living atmosphere.

INSULATION

- Every single one of our houses is built with exceptional insulation standards, employing meticulous design and detailing to effectively minimize heat loss across floors, walls, and roofs.

ELECTRICAL CAR CHARGING POINTS

- Each home equipped with curtilage parking is pre-wired to support electric car charging infrastructure.

AIR SOURCE HEAT PUMPS

- A high-efficiency air-to-water heat pump system is installed to meet all heating and hot water requirements. This heat pump is specifically designed to operate at lower temperatures, ensuring optimal efficiency and energy savings.

WINDOWS & EXTERNAL DOORS

- High quality Ultratec windows & doors are installed throughout, offering enhanced thermal performance, robust construction and a refined finish.

MECHANICAL EXTRACT VENTILATION

- The ventilation system within the dwelling is a "demand-controlled system" that utilizes a centralized, energy-efficient fan positioned in the attic to extract air from bathrooms, en-suites, utility rooms, and kitchens.
- Specially designed wall grills are incorporated to introduce fresh air into the living areas and bedrooms. These grills are equipped to respond to moisture levels within the house, ensuring the optimal amount of air is consistently introduced. Additionally, the grills are designed to minimize the impact of wind, effectively reducing cold draughts in the living areas and bedrooms.

NZEB (Nearly Zero Energy Building Standard)

- All homes are compliant with NZEB standards and have a BER rating of A1/A2

PHOTOVOLTAIC (PV) PANELS:

- PV Panels installed to each home, contributing to improved energy efficiency and reduced running costs.

HOME BOND GUARANTEE:

- All homes are protected by HomeBond structural cover for complete peace of mind.



A-rated energy efficient homes **BER A1 A2**





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M & E Consultants:

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For more information please contact:

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W: dngduffy.ie

Warranty:



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise correctness of each of the statements contained in these particulars. Configurations of kitchens, bathrooms and wardrobes etc. may be subject to alteration from those illustrated without prior notification. Purchasers must satisfy themselves as to the current specification at the time of booking. The Vendor does not make or give, and neither the Selling Agent, nor any person in their employment, has the authority to make or give any representation or warranty whatever in relation to any property. Artist's impressions and photographs are for illustrations only. Plans are not to scale and all the dimensions shown are approximate. The development name is purely for marketing purposes and is not a guarantee that the local council will adopt it in the street naming.

Subject to Contract/Contract Denied

Finally, please note that in accordance with normal procedure we are obliged to state that our firm has no authority to bind our client to any contract and that no contract will come in to existence until contracts are exchanged by both parties and deposit paid.