

# DUN EIMEAR

EASTHAM ROAD, BETTYSTOWN, CO. MEATH



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**URBANLIFE**

# WELCOME TO BETTYSTOWN



Bettystown is a beautiful seaside village situated along the east coast of Meath in the heart of Ireland's Ancient East. It has one of the finest sandy beaches to be found in the country running from Laytown to Mornington.

Bettystown is exceptionally well served with a number restaurants, bars, supermarkets including Tesco, pharmacies, take-aways, and a credit union.

There are a number of local schools, both primary and secondary. Leisure facilities in the area include an amusement park, tennis club and an 18 hole links golf course, gym and a swimming pool.

The Dun Eimear homes are situated just off the prestigious Eastham Road. Dublin's airport is only 25 mins and just 35 mins from the city centre. More shopping, leisure and social pursuits can be found in nearby Drogheda only 5 mins away.

Bettystown Village itself is serviced by national bus connections and is close to two Railway stations Laytown and Drogheda with very regular services to Dublin and Belfast.

Bettystown has a long held reputation for its amazing beach its accessibility to Dublin and Drogheda, its sense of tranquil living yet convenient to everything.

# DUN EIMEAR

EASTHAM ROAD BETTYSTOWN



PHASE 2

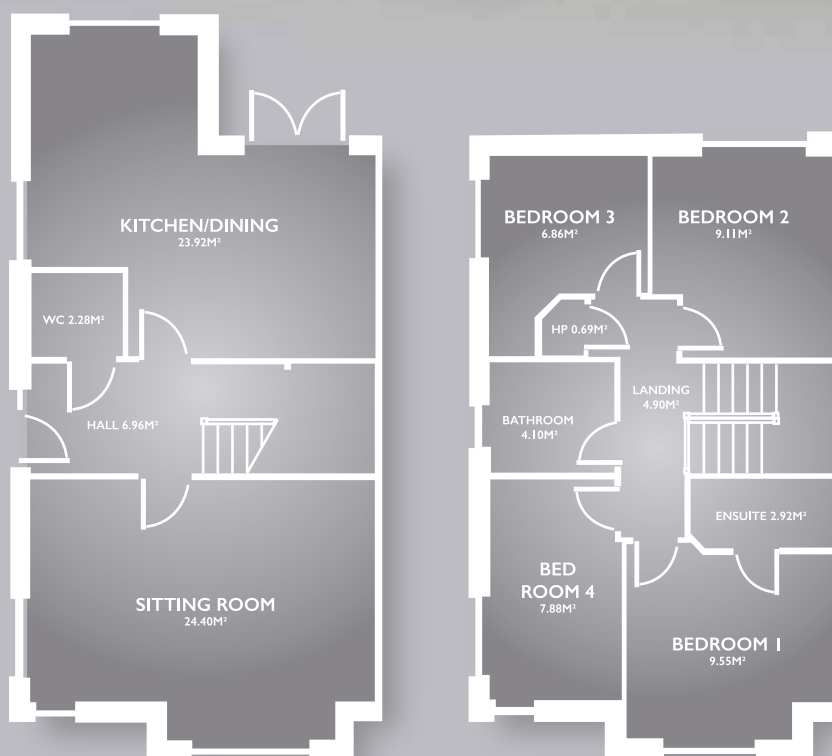
**3 & 4 BED  
SEMI-DETACHED  
HOMES  
NOW AVAILABLE**

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# HOUSE TYPE {C}

HOUSE SIZE 116.15M<sup>2</sup> / 1250.23FT<sup>2</sup>



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FLOOR PLAN LAYOUT



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# SPECIFICATIONS

## EXTERIOR

- Stylish brick front elevation
- White plaster with quartz dash to rear and gables
- Blue /black concrete tile to roof
- Black Facia and soffit
- Tarmac driveway with cobble locked detailing
- Seeded front garden which may be planted in selected areas
- External tap and external power point provided to rear of house
- Rear garden level and seeded with timber post and panel fencing

## WINDOWS & DOORS

- High performance double glazed windows
- Centrally operated espagnolette locking mechanism for enhanced security
- Fully insulated front door with multipoint locking system

## INTERIOR

- All walls throughout painted in Wales Cornforth White and ceilings in French White
- Woodwork painted in a white satinwood finish
- Shaker style white oak finished doors
- Elegant white painted staircase with white oak wooden hand rails
- High efficiency gas boiler boosted by Photovoltaic Solar Panels leading to lower energy bills
- Climote remote heating control via your smartphone
- Wired for Satellite TV to main rooms
- Cat 5 cable data points for your Smart TVs, Broadband, etc
- Wired for intruder alarm
- Smoke and carbon monoxide detectors throughout

## KITCHEN

- Shaker style kitchen in choice of colours
- Choice of complementary work surfaces
- Upstands to match work surfaces
- Stainless steel splash back
- Stainless steel extractor fan

## WARDROBES

- Fitted wardrobes in selected bedrooms

## BATHROOMS

- Large en-suite bathrooms to master bedroom
- Large format flush shower trays giving a high quality wetroom look and feel
- High quality shower doors
- Contemporary white sanitaryware with chrome fittings
- A choice of ceramic wall tiles
- Heated chrome towel rails
- Mirror fitted above bathroom and en-suite washbasins

## BUILDING GUARANTEE

- 10 year structural warranty by Global Home Warranties

## ENERGY RATING



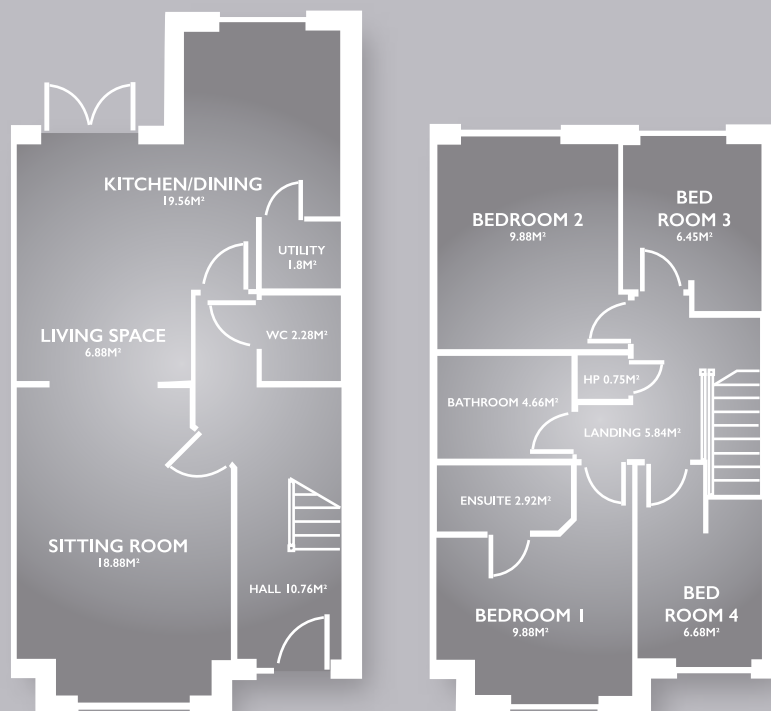
# URBANLIFE

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## HOUSE TYPE {D}

HOUSE SIZE 118.56M<sup>2</sup> / 1276.17FT<sup>2</sup>



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FLOOR PLAN LAYOUT



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# FIRST TIME BUYERS GRANT

If you are a first-time buyer and have been working in Ireland during the last four years, you may be able to apply for an income tax rebate of up to 5% of the purchase price of your new build home up to a maximum of €20,000.

This government back scheme is of great assistance to you in saving up for your deposit. In effect, you have been saving all along! We have worked out a couple of scenarios to assist you in understanding what this may mean for you:

## First Time Buyer Deposit Requirements

- House Price / No Purchase Limit 10% of House Price

### Example 1 - House Price €250,000

House Price	Deposit %	Deposit Requirement
€250,000	10%	€25,000

Old Deposit Requirement €25,000

First-Time Buyer Rebate	Rebate %	
€200,000	5%	€12,500

**New Deposit Requirement €12,500**



### Example 2 - House Price €275,000

House Price	Deposit %	Deposit Requirement
€275,000	10%	€27,500

Old Deposit Requirement €27,500

First-Time Buyer Rebate	Rebate %	
€250,000	5%	€13,750

**New Deposit Requirement €13,750**



If you require further information on this scheme, please browse the Citizens' Information at [citizensinformation.ie](http://citizensinformation.ie)

Alternatively, please contact us and we'd be happy to talk you through it.

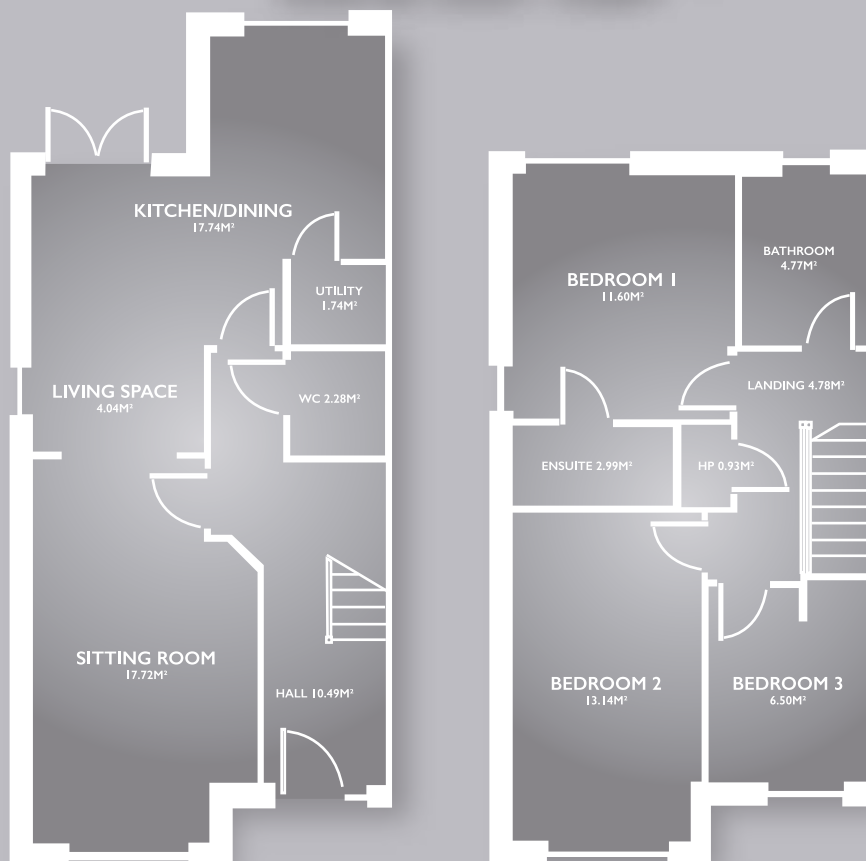
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## HOUSE TYPE {F}

HOUSE SIZE 105.62M<sup>2</sup> / 1136.89FT<sup>2</sup>



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**FLOOR PLAN LAYOUT**



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# GUIDE TO BUYING

Ok, so you have found the URBAN LIFE house that you like. To secure your URBAN LIFE new home, an initial booking **deposit of €5,000** by bank draft or cheque made payable to the Selling Agent will be required. **This is fully refundable if you decide not to proceed with the purchase for any reason prior to contract signing.**

## Getting Prepared

You'll need a solicitor to help you with buying your first home and the best way to choose one is to get some personal recommendations, so ask friends and family. The Selling Agent will ask you for your solicitor details along with proof of purchase.

## Sale Agreed

**You are now Sale Agreed.** At this stage you'll need a solicitor. Your solicitor will be issued with a contract. Don't worry, your solicitor will review the contract for you and assist you with all the legal stuff.

From here you have 4 weeks to return the contract signed unconditionally with the remaining 10% of the purchase price.

Also, at this point, URBAN LIFE will ask you to finalise your kitchen style, tiling scheme and any other optional extras that might be available to choose from.

From here, we should be able to give you a guidance on when your new home will be ready. The further on we are in the process, the more accurately we'll be able to give you a completion date.

## Organise your Finance

**At this stage, buyers need to have all finance in place.** This may be from a house sale, mortgage or savings. When your new home is ready, URBAN LIFE will ask that your surveyor inspect the property to confirm that all is finished to the appropriate detail and is ready for handover.

## Closing

URBAN LIFE's solicitor will issue your solicitor with a completion notice. Now it's time to inform your bank/broker that your new home is ready for final inspection. Your lender will then forward the loan cheque to your solicitor whom in turn will complete the sale.

*Now you will have your keys to your new home...*

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## DIRECTIONS

**URBANLIFE**  
**DUN EIMEAR**  
EASTHAM ROAD, BETTYSTOWN, CO. MEATH



## PROFESSIONAL TEAM

### **URBANLIFE**

DEVELOPER  
URBAN LIFE, Upper Mell,  
Drogheda, Co. Louth.



SHERRYFITZGERALD LANNON  
42 Shop Street, Drogheda,  
Co. Louth.



**vanDijk  
Architects**

ARCHITECT  
VAN DIJK ARCHITECTS,  
Mill Street, Dundalk, Co. Louth.

### **BV HOEY & CO**

SOLICITORS  
BV HOEY & Co., 11 Fair  
Street, Drogheda, Co. Louth.



Construction Industry  
Federation



Global Home  
Warranties