

## New Homes

# Old-style Drogheda homes from £140,000

In Drogheda, you can get a 1,050 sq ft three-bedroom, semi-detached house for around £125,000. For a commuter town within 40 minutes' drive of Dublin, prices are still relatively low, particularly on the north side of the Boyne. But predictions are that prices will escalate when the £87 million Drogheda bypass, currently under construction, is completed.

The majority of Dublin buyers are looking for starter homes but there is a market for those looking to trade up to a bigger home at prices more affordable than Dublin. There are currently about six housing developments under construction in Drogheda, and a number of schemes aimed at both markets are in the pipeline.

Most of the residential building activity is currently concentrated on the north side of the town, where house prices are on average 10 per cent cheaper than on the south side. With prices starting at £140,000, Beaulieu Mews in Greenhills, Drogheda, will attract those looking to get on the ladder. The selling agent is Sullivan Property Consultants.

Lyngrove Developments has achieved an old-world look by blending traditional materials. The exterior walls are cut limestone with redbrick detail around the windows and most have Georgian-effect cast iron decorative balconies and attractive arched windows.

Inside the gated entrance, a coach-house, which will also be for sale, although no price is available as yet, is reminiscent of the gate lodge of a big house. A clock tower above the units to the right of the entrance and the arrangement of the terraced homes in blocks around a courtyard – there will be five blocks on completion – combine to make Beaulieu Mews quite unique in appearance.

The scheme is a mix of 37 three and four-bedroom townhouses. The first 10 three-bedroom houses and four four-bedroom houses will be released next Saturday and there are plans to launch 10 further units in the following weeks.

There will be 29 two-storey, three-bedroom 1,100 sq ft houses on completion of the scheme and eight three-storey, four-bedroom houses at 1,700 sq ft. The attics are 300 sq ft and have the potential to be converted. They range in price from £140,000 to £150,000. To the left of the long narrow hall as you enter the show house, there is a lavatory with a feature porthole window.

To the left of the hall is the living room, which has an unusual and imposing sandstone fireplace, arched solid teak windows and decorative coving. Double doors lead through to an open plan kitchen/dining area. The kitchen has maple Shaker-style units with red panels, a butcher's block type worktop and an under-stairs storage area. A conservatory off the dining area overlooks a small patio.

Upstairs, the main bedroom has fitted wardrobes, is wired for TV and has an arched door to a decorative balcony. The ensuite has an Edwardian-style sink and a shower unit. The second bedroom, overlooking the back garden, has fitted wardrobes and a vanity unit. The box room has an arched window overlooking the courtyard. The main bathroom features a large bath with ornate taps and a shower.

Only half of the three-storey, four bedroom units are being released at this stage and will cost from £165,000 to £170,000. At entrance level is a family room which has double doors through to the kitchen/dining area. The kitchen has Cherrywood fitted units and the dining area leads to a conservatory. The first floor has an area the developers call the "parents' area", which has a living room on one side of the stairs with a door to a feature balcony and a master bedroom with an ample wardrobe space and an en-suite.

On the next floor, there are three bedrooms, The largest of the three has a telephone line and an en-suite with a shower. Two large Velux windows allow maximum light. Some of the houses will be ready for occupation by Christmas.

