



WEAVERS LANE

DULEEK.CO.MEATH



Welcome To Weaver's Lane. *Where Quality is Woven into Every Home.*

Welcome to Weaver's Lane, an exciting new development of 3 & 4 bedroom A2 rated family homes in the historic and vibrant town of Duleek in Co. Meath. Ideal for families who want a spacious, high-quality, well-appointed new home in a convenient location, Weaver's Lane is set to become one of the most sought-after addresses in this growing community. These beautiful A - Rated homes from award-winning developer Lagan Homes are finished to the highest of standards and offer spacious and superior accommodation.

Only The Very *Highest Quality Materials Used*



Discover The Lush, *Rolling Hills of Co. Meath*



Every Amenity You Need, *Just Outside Your Front Door*

Weaver's Lane is situated in the historic town of Duleek, a picturesque location just 10km from Drogheda and 45km from Dublin City Centre. This thriving community has a great mix of modern amenities, including schools, restaurants, cafés and bars, all of which can be easily accessed within minutes. Enjoy a meal with friends in Nannys gastropub or treat the kids to lunch in Sage & Stone – this vibrant town has a lot to offer.





Enjoy the Great Outdoors, *Sports,* *Beaches, Country* & *More*

Duleek is the perfect place for families who like to stay active and make the most of their leisure time. The rolling hills of Meath are just outside your front door, offering plenty of opportunity to walk, jog and cycle. Numerous sports clubs are well established in the immediate area, including Duleek & Bellewstown GAA Club, Duleek Pitch and Putt, Duleek & District Athletics Club and Bellewstown Golf Club. And for those long, dreamy summer days, there are miles of coastline to explore at Laytown and Bettystown beaches – just a short drive from your new home.



A Town With a Rich & Varied History, *From Battles to Craftsmanship*

Located at the very heart of Ireland's Ancient East, Duleek is steeped in an abundance of history, and carefully preserved reminders can be seen at every turn. The last engagement of the Battle of the Boyne in 1690 took place close to the Nanny Bridge, and with Duleek's three arch bridge dating back to circa 1200, you are literally walking in the footsteps of one of Ireland's most historic events in this wonderful location.

Duleek was also home to a thriving weaving industry, which dates back to the 17th century. At one stage over 250 families were hand-weaving linen and wool cloth, to sell at the Linen Hall in Drogheda. Weaver's Lane takes its inspiration from their fine craftsmanship and attention to detail, which is echoed in the beautiful design and finishes of Weaver's Lane homes.



Schools & Childcare

Duleek is home to both a boys and girls primary school, Duleek Boys National School and Scoil Bhenin Naofa as well as a selection of Montessori and crèche facilities, to include Elderdale, Little Stars & Liag Na N'óg Crèche and Montessori. Drogheda is just 10km from Duleek, and offers a fine selection of both primary and secondary schools.

A Unique & Special Location

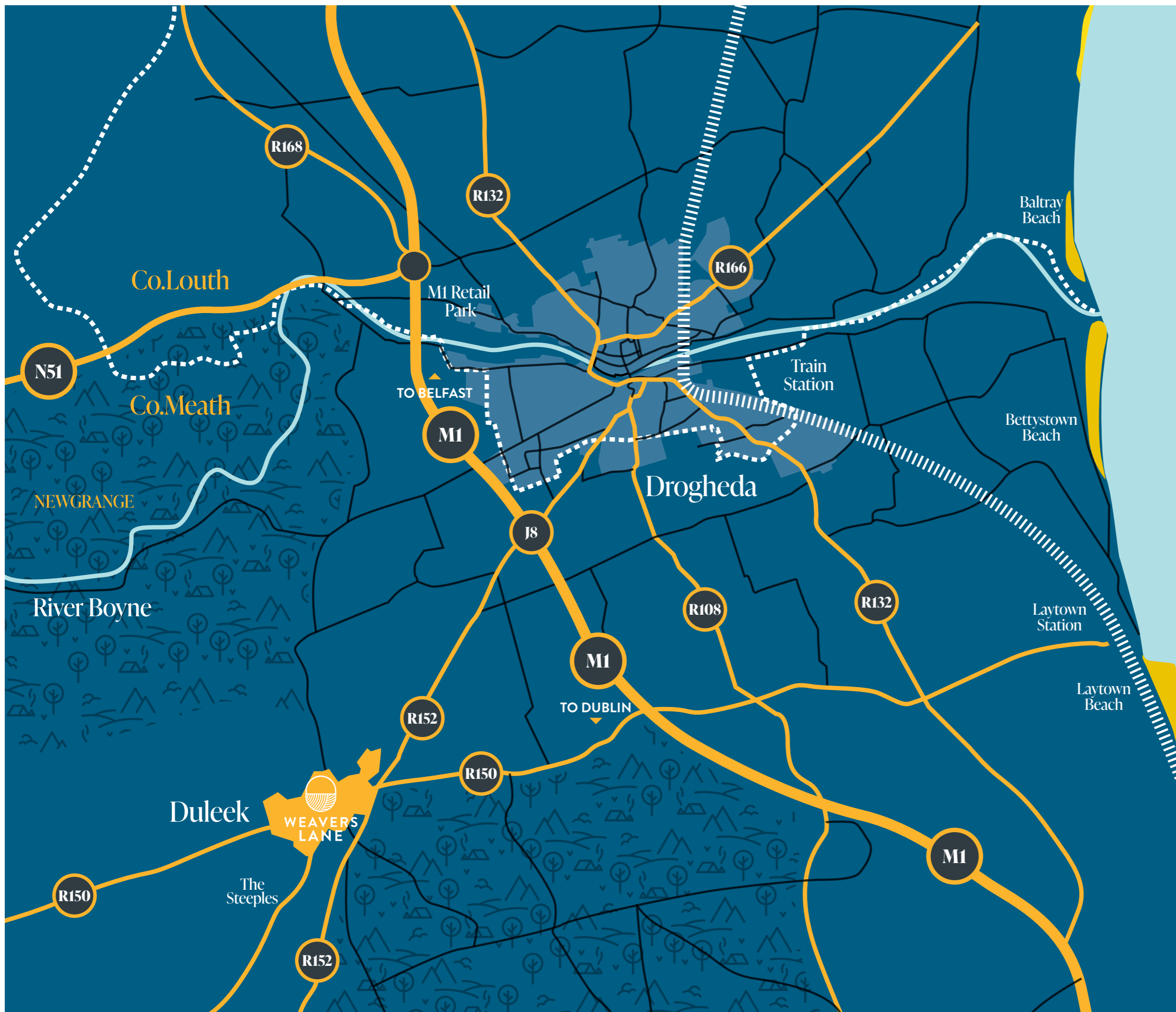
Transport

Weaver's Lane is just a few minutes from the M1, which offers quick access to Dublin Airport, the M50 and Dublin City Centre – in fact, motorists can reach the city centre in just 45 minutes. Commuters can also avail of the Bus Eireann regional route between Drogheda and Dublin; alternatively, Drogheda train station, with its fast and frequent rail service between Belfast and Dublin, is a short drive away.

Driving Times

Duleek Village	2 mins
Drogheda Train Station	16 mins
Laytown Train Station	15 mins
M1 Motorway	12 Mins
Drogheda	17 mins
Dublin Airport	32 mins
Dublin Port Tunnel	33 mins
Dublin City Centre	45 mins
Belfast City	1hr 30 mins

All times are approx and may vary during peak time



A New Standard in *Family Homes*





Fine Finishes, Stylish Interiors, *A New Standard in Living*

The homes at Weavers Lane are both modern and contemporary, with style and elegance to the forefront. These A2 rated homes ensure they are energy efficient to run both in summer and winter months. Well proportioned contemporary kitchens and stylish bathrooms are part of the elegant specification throughout



The Epitome of Modern, Contemporary, Family Living

The homes at Weaver's Lane are finished to a high standard, with plenty of modern features to make family life as comfortable and enjoyable as possible. Our homes are designed to be practical, energy efficient and low-maintenance, with carefully selected features that support the needs of every member of the family, both now and long into the future

Electrical

- Wired for broadband
- Data point and TV connection
- Generous quantity of electrical sockets and lighting throughout
- Recessed downlights to kitchen
- Ducting for EV charging point in 3 & 4 Bedroom Homes
- Generous electrical kitchen appliances package subject to the contracts being signed and returned within 21 days from date of contract issue

Heating, Ventilation & Water Systems

- Pressurized hot and cold water supply to kitchen, bathrooms, ensuites and utility room where present
- Highly efficient air source heat pump

Energy Efficiency

- A2 rated homes

Kitchen and Wardrobes

- Contemporary fitted kitchen supplied as standard
- Fitted wardrobes supplied in two bedrooms

Interior Finishes

- Internal walls painted one colour throughout
- Quality interior joinery to include painted doors and contemporary skirting and architraves
- Pull down access ladder to attic

Bathroom

- Stylish sanitaryware fitted to all bathrooms to include shower screens
- Tiled floor and part tiled wall to family bathroom and en suite
- Heated towel radiators in selected bathrooms

External Finishes

- Attractive brick and render façade
- Maintenance free Upvc windows and Ultratech front door with 5 point locking system
- Attractive paved driveways where present
- Seeded gardens as standard
- Outside Tap





Site Plan

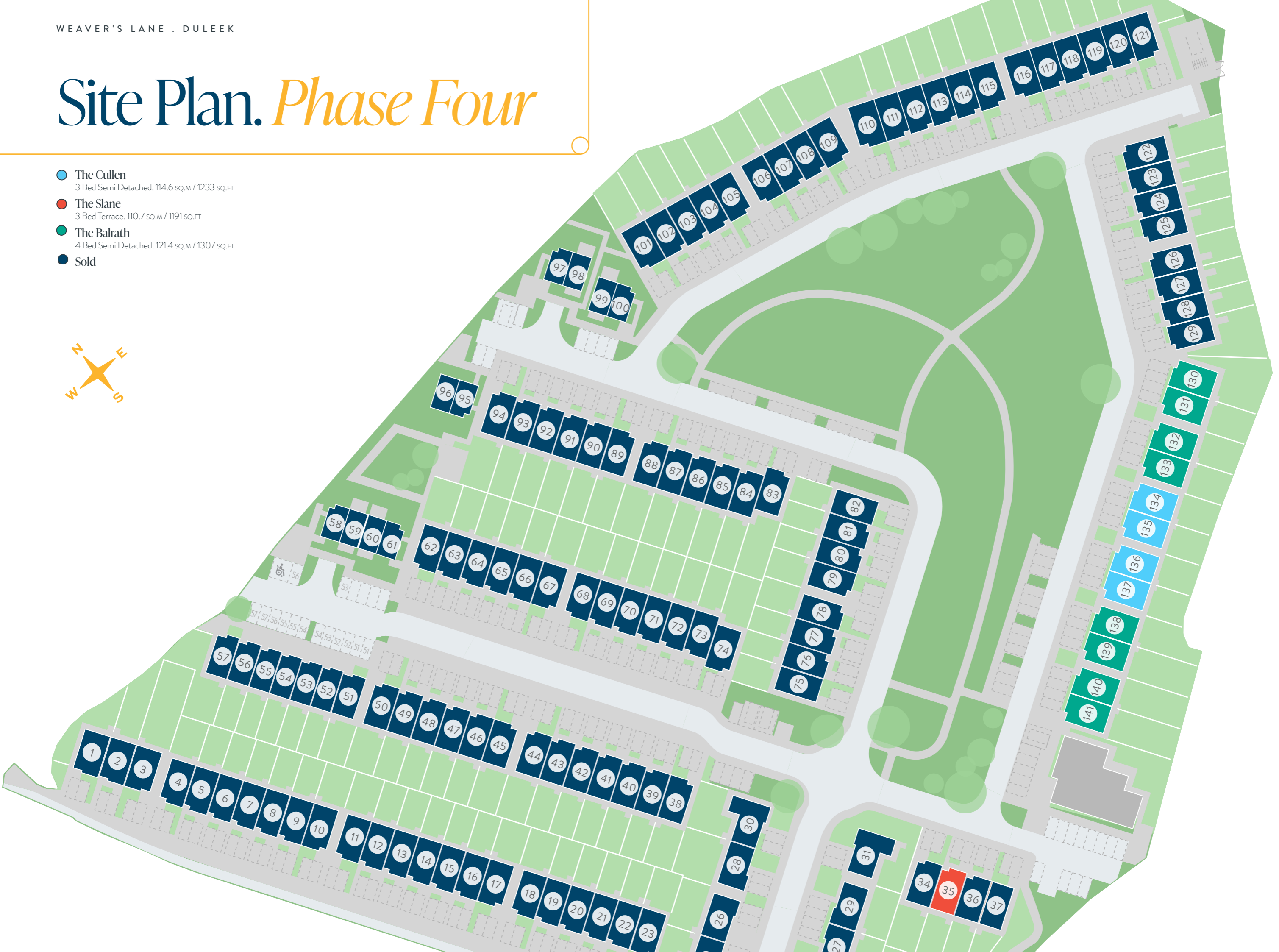


- The Cullen
3 Bed Semi Detached. 114.6 sq.m / 1233 sq.ft
- The Slane
3 Bed Terrace. 110.7 sq.m / 1191 sq.ft
- The Balrath
4 Bed Semi Detached. 121.4 sq.m / 1307 sq.ft
- Sold



Site Plan. *Phase Four*

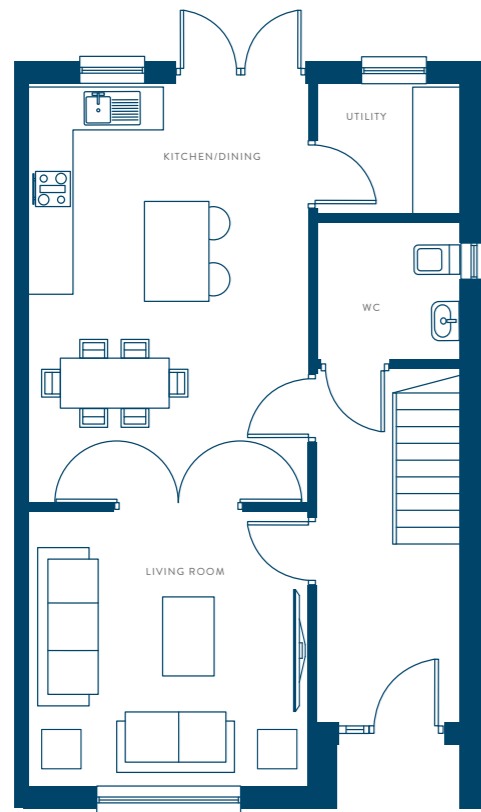
-  **The Cullen**
3 Bed Semi Detached. 114.6 sq.m / 1233 sq.ft
-  **The Slane**
3 Bed Terrace. 110.7 sq.m / 1191 sq.ft
-  **The Balrath**
4 Bed Semi Detached. 121.4 sq.m / 1307 sq.ft
-  **Sold**



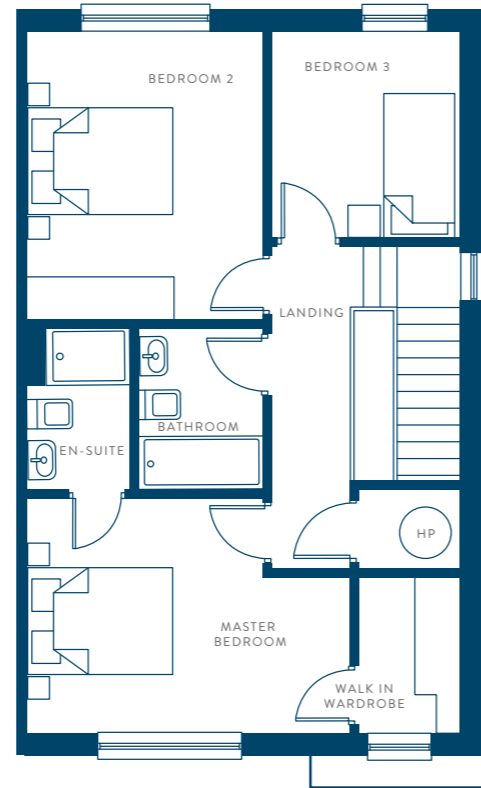
The Cullen



3 BED SEMI DETACHED.
114.6 SQ.M / 1233 SQ.FT



GROUND FLOOR

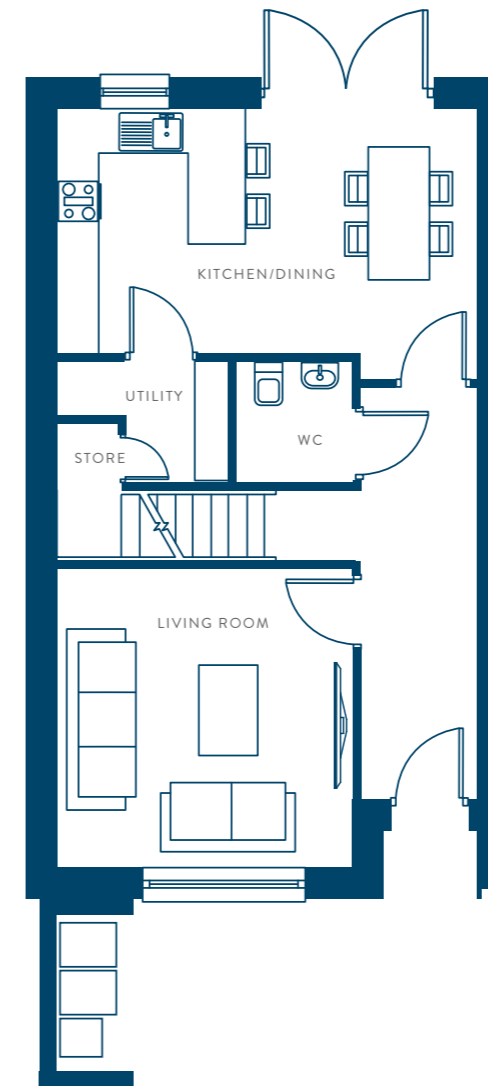


FIRST FLOOR

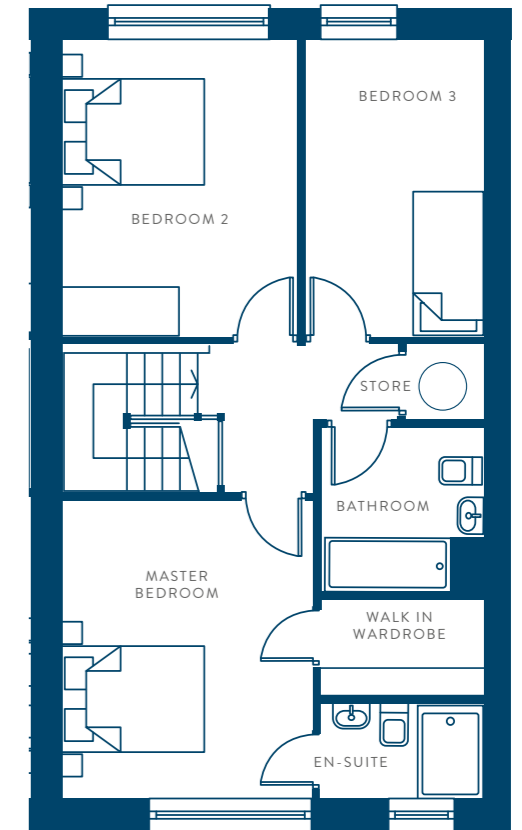
The Slane



3 BED TERRACE.
110.7 SQ.M / 1191 SQ.FT



GROUND FLOOR

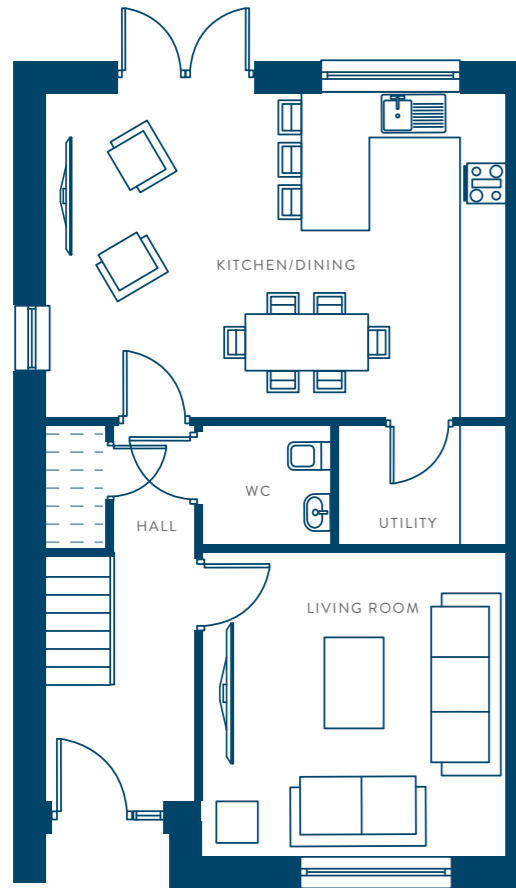


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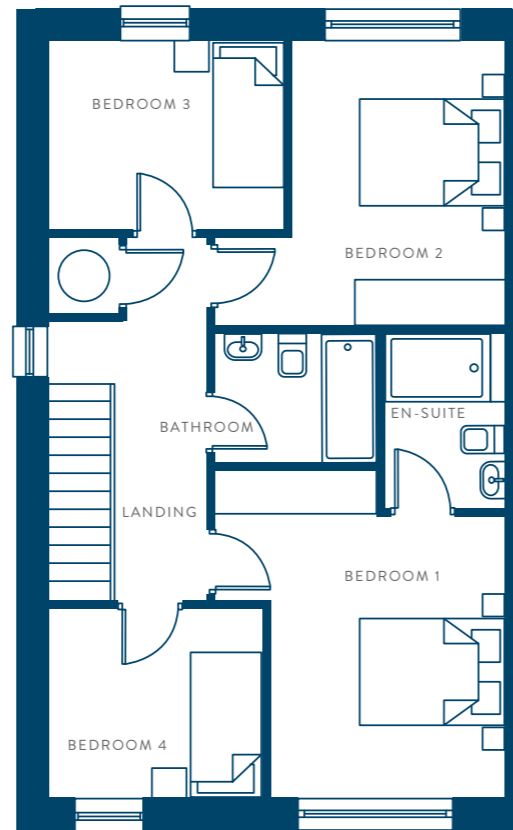
The Balrath



4 BED SEMI DETACHED.
121.4 SQ.M / 1307 SQ.FT



GROUND FLOOR



FIRST FLOOR



Weaver's Lane *Professional Team*



Homes You Love.
Choose Lagan.



Established in 1983, Lagan Homes has three regions operating in the Republic of Ireland, Northern Ireland and England. The three divisions combined are unrivalled in depth of experience and are fully committed to creating great places to live. As a group we pride ourselves on being

modern, innovative, and different. Our objective is to transform innovative and creative designs into practical and stylish homes and our commitment remains focused on delivering complete customer satisfaction. We welcome sustainable and nature-

rich places where communities thrive and where people of all ages and backgrounds enjoy a great quality of life. Our passion for quality and design underpins everything we do. All Lagan Homes Ireland homes are created with care, expertise and relentless attention to detail.



DEVELOPED BY

Lagan Homes
Block 10 – 4
Blanchardstown
Corporate Park
Dublin 15
D15X98N

SALES AGENTS

Grimes
Main Street
Ashbourne
Co. Meath
A84 RD60

ARCHITECT

Arthur Gibney & Partners
5 Rosemount Terrace
Dundrum Road
Dublin 14
D14 RK37

SOLICITORS

Eversheds Sutherland
One Earlsfort Centre
Earlsfort Terrace
Dublin
D02 X668

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