



**YEW
ABBAY**

TINURE | DROGHEDA
COUNTY LOUTH



Breathtaking Homes
in the Heart of Ireland's Ancient East

BREATHTAKING
HOMES IN THE
HEART OF
IRELAND'S
ANCIENT EAST



Muiredach's High Cross and Round Tower at
UNESCO World Heritage Site in Monasterboice.
© Photograph by Eamonn Gosling.



YEW ABBEY

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AR & Companies and DML Homes Ltd. would like to welcome you to Yew Abbey

Rarely do such fine new homes, finished to an exceptional degree of workmanship, come on the market.

Yew Abbey is a small exclusive development of just 11 houses located in a beautiful mature site within 200 metres of the rural village of Tinure, Drogheda, County Louth.

Just off the M1, 8km from Drogheda and only 30 minutes from Dublin Airport, **Yew Abbey** promises to become a very desirable place to live. The development's secluded position in this quaint village gives it distinctive character.

The site is further enhanced by an impressive landscaped entrance giving a real sense of arrival.

The properties are available in three different house designs constructed on large mature sites in a beautifully landscaped setting.

These superbly appointed and spacious homes extend from 2,370sq.ft. (4 bedroom) to 4,512sq.ft. (7 bedroom) in size.

TINURE & DROGHEDA

A serene setting only minutes from a wealth of amenities



TINURE (Tigh an lúir, meaning 'House of the Yew') is a small village and townland in the parish of Monasterboice, County Louth, Ireland. Conveniently located 8km from Drogheda and only 1.5km to Exit 11 on the M1 motorway, the village is within easy reach of Dublin City.

Yew Abbey is located in a tranquil setting within a short walking distance of local shops, church & recently extended National School. 'Donegans' famous restaurant is within 2km and always promises great food and a good night out.

The famous 10th century Muiredach's High Cross and Round Tower at the UNESCO World Heritage Site in Monasterboice is 1km away.

- M1 Motorway – 1.5km
- Drogheda Town – 8km
- Our Lady of Lourdes Hospital, Drogheda – 8km
- Townley Hall – 8km
- Rathescar Lake – 9km
- Oldbridge House – 10km
- Seapoint Beach – 10km
- Seapoint Golf Club – 10km
- County Louth Golf Club – 12km
- Newgrange UNESCO World Heritage Site – 17km



DROGHEDA

Situated at the gateway to the Boyne Valley in Ireland's Ancient East, Drogheda is the largest provincial town in Ireland. The town is within easy reach of Dublin as a daily commute with regular bus & rail services plus motorway link.

SHOPPING & ENTERTAINMENT

Drogheda is a great place to shop with two large shopping centres and two major retail parks on the outskirts of town. The town also offers a multitude of restaurants and cafés with every taste catered for. With a thriving arts scene, multiplex cinemas, exhibitions and festivals, you'll never be stuck for something to do.

THE GREAT OUTDOORS

Enjoy a relaxing stroll through the countryside or venture further afield along the scenic banks of the River Boyne. Or visit one of the many nearby beaches: Termonfeckin, Clogherhead & Annagassan to the north; Mornington, Bettystown and Laytown to the south.

St. Laurence's Gate, Drogheda.



© Photograph by Eamonn Gosling.



Donegans Restaurant, Monasterboice.



County Louth Golf Club.

Dunany Beach, Clogherhead.



© Photograph by Eamonn Gosling.

Scotch Hall Shopping Centre, Drogheda.



AMENITIES

With over 100 clubs offering over 20 sports, from angling to Australian rules football, Drogheda has something for everybody. Surrounding golf courses include County Louth Golf Club at Baltray and Seapoint in Termonfeckin. Drogheda also has a number of quality gyms and health clubs.

Boyne Viaduct, Drogheda.



CONVENIENT & ACCESSIBLE

Prime location only 30 minutes from Dublin Airport

DROGHEDA 11 mins

M1 RETAIL PARK
1 min

DUBLIN AIRPORT
30 mins

MARY McALEESE
BOYNE CABLE
BRIDGE 8 mins

RIVER BOYNE

Yew Abbey's location is second to none in the heart of Ireland's Ancient East – only 30 minutes from Dublin Airport, 1.5km from the M1 motorway and 8km from the centre of Drogheda.

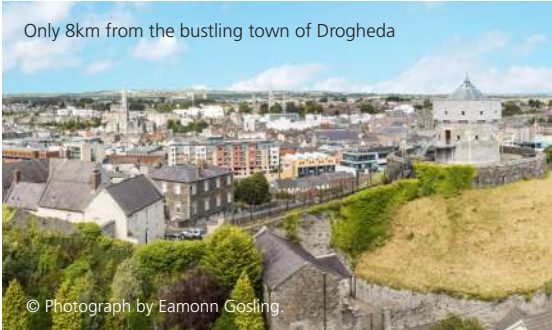
Only 30 minutes from Dublin Airport



Enjoy the bright lights of Dublin City only 35 minutes away



Only 8km from the bustling town of Drogheda



© Photograph by Eamonn Gosling.



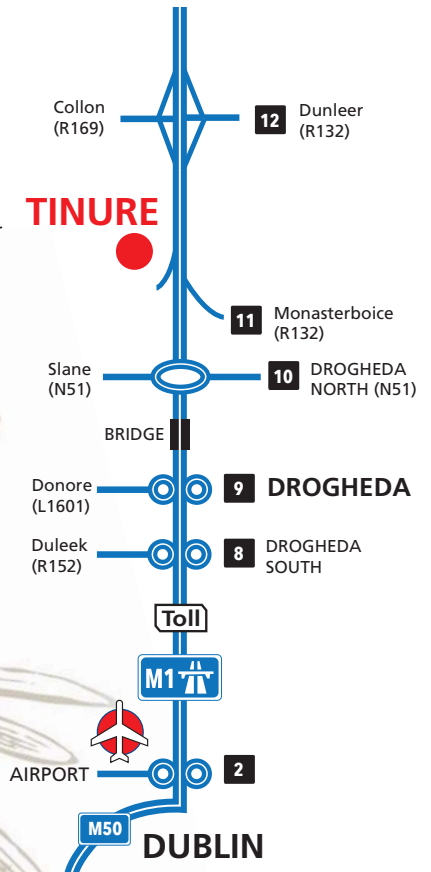
DIRECTIONS – From The South:

- Drive on M1, pass through toll and travel over Boyne Cable Bridge
- At Junction 10, take the N51 Exit to Drogheda North/Navan/Collon
- At roundabout, take the 4th exit onto the N51
- At roundabout, take the 1st exit onto the R132
- After Donegans restaurant, take slip road to the left and follow signs for Tinure

DIRECTIONS – From The North:

- At Junction 12 on the M1, take the R169 Exit to Dunleer/Collon
- Continue on R169 and follow signs for Tinure

Sat Nav Co-ordinates: 53°47'18.5" N 6°25'02.5" W (53.788474, -6.417361)



LUXURY INTERIORS

The interior of the showhouse has been designed by award-winning interior designers Liberty Interiors. An exceptional standard of finish is a guarantee at **Yew Abbey**. 10ft ceilings on the ground floor enhance the spacious living areas which are flooded with natural light, with dual aspect rooms in all living areas. Standard finish includes 'Christoff' kitchen, oak doors, elegant ironmongery and bespoke skirting and architrave.



STUNNING INTERIOR FINISHING





EXCEPTIONAL
WORKMANSHIP



OUTLINE SPECIFICATIONS

INTERNAL FINISHES

- Walls and ceilings are painted throughout and finished with Colortrend emulsion paint.
- All joinery is finished with Colortrend Wood Care range.

WINDOWS AND DOORS

- High performance UPVC double glazed windows.

INTERNAL DOORS AND IRONMONGERY

- Elegant oak finished internal doors with chrome lever door handles.

KITCHEN, UTILITY AND WARDROBES

- Handmade custom built kitchen, utility and wardrobes by 'Christoff' and granite worktops.
- Generous allowance available.

BATHROOM, ENSUITES & WC

- Stylish and high quality sanitaryware fitted by Fiega Living.
- Generous allowance available.

HEATING AND VENTILATION SYSTEM

- The houses boast an A3 Building Energy Rating (BER).
- Thermostatically-controlled underfloor heating, powered by high efficiency heat pump.
- Hot water ensured year round using solar boiler (optional).

GARDENS

- Original mature boundary hedging with post & rail ranch-style fencing.
- Front and back lawns levelled and seeded.
- An external tap and double socket are provided at the rear of each property.
- Driveway is finished to a high standard.

ELECTRICAL

- Generous light and power points throughout.
- CAT 5 wiring.
- Wired for Saorview and satellite TV.
- Wired for Wifi.
- Each home is wired for intruder alarm.
- Smoke/heat and carbon monoxide detectors fitted as standard.

EXTERNAL FINISHES

- The highest quality finish available to each home in a selection of materials – stone, brick & painted render.

GUARANTEE

- Each house covered by 10 Year Structural Warranty issued by Global Home Warranties Ltd.



HEATING & VENTILATION

This luxury new development uses a state-of-the-art heating system. Both underfloor heating and domestic hot water are provided by the latest in renewable energy technology. The A+ rated Danfoss heat pump system provides 24/7 comfort, continuous heating as well as a constant supply of hot water without the need for oil or gas boilers. The house is maintained at a steady ambient temperature using climate control system that adjusts itself to changes in the outdoor temperature, leaving you with maximum comfort at a minimum cost.

TILES & SANITARYWARE

Fieaga Living has been showcasing bathroom and tile designs from the world's leading manufacturers for the past 18 years. Our name stands for quality products, exclusive brands, spectacular concepts and service which are second to none for your entire bathroom and tile concepts. Our new showroom in Donore Industrial Park in Drogheda has the latest in ceramics, showers, heating, accessories, tiles, living furniture and much more.

KITCHEN DESIGN

'Christoff' by Alana Creations Ltd

Hand-crafted in Ireland, Christoff, by Alana Creations Ltd, is a name synonymous with leading-edge custom-built rooms for the discerning homeowner. Every project we undertake begins by discussing your ideas, thoughts and inspirations; and by using our unique artist's impressions we bring these ideas into reality – individually hand-drawn plans will provide you with a vivid insight into your design. At Christoff we aim to inspire people and tailor each custom-built room to suit their needs, personalising every detail as desired.



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www.aidanryan.ie/yewabbey



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SOLE SELLING AGENT



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STRUCTURAL WARRANTY

