

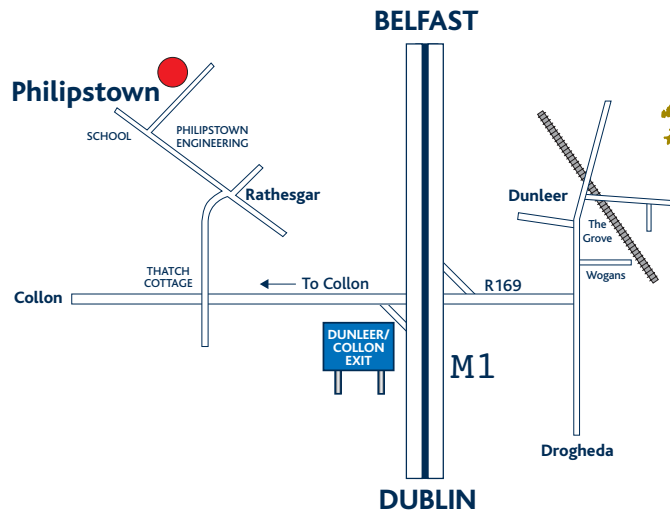


STEPHENS FIELD

PHILIPSTOWN, DUNLEER,
COUNTY LOUTH.

LOCATION

Stephens Field is located in the community of Philipstown, Co. Louth near the town of Dunleer. Access is straightforward from the main M1 motorway by taking the Dunleer/Collon exit.



SITE LAYOUT



DEVELOPER

LORRAC
DEVELOPMENTS LTD.

CONSULTING ENGINEERS

Brady Hughes
CONSULTING

SELLING AGENT

Lorrac Developments are both approachable and flexible and will build to suit your specific needs. With great attention to detail, no particular requirement will be overlooked.

www.lorracdevelopments.ie





STEPHENS FIELD

PHILIPSTOWN, DUNLEER, COUNTY LOUTH.

QUALITY

ACCESSIBILITY

VALUE

PRESTIGE



EXQUISITELY FINISHED DETACHED HOMES
IN THE HEART OF THE COUNRTYSIDE

BY
LORRAC
DEVELOPMENTS LTD.



STEPHENS FIELD

PHILIPSTOWN, DUNLEER, COUNTY LOUTH.

A once in a lifetime opportunity presents to acquire a stunning detached family home where no expense has been spared in creating a desirable contemporary residence.



QUALITY

Stephens Field is an exclusive development of 4 bedroom detached houses located in an idyllic rural community. Each house is situated on its own plot of land and boasts spacious gardens and communal areas.

The properties exude style and sophistication with a warm, comfortable and inviting interior. One of the main features is the large open plan kitchen and dining area that has been created to the rear of the property and opens out to the spacious garden.





VALUE

These spacious and versatile properties are sure to appeal to those seeking a statement home in a rural setting with the closeness of amenities without feeling enclosed.

AMENITIES

Philipstown village is a quaint unassuming rural location that provides educational and community requirements for residents as well as a very successful GAA club. It is less than ten minutes to Dunleer, a more substantial village that offers schools, shops, supermarkets, post office and church. Further afield, Drogheda and Dundalk provide every service that could be required for modern living.

ACCESSIBILITY

Stephens Field boasts a network of national roadways at its doorstep making the towns of Dundalk and Drogheda only 20 minutes drive away. Just outside the village of Philipstown, this development is situated off the M1, which makes both Dublin and Belfast easily reached at 40 minutes and 1 hour driving times respectively.

EXTERNAL FEATURES

- Serene countryside location
- Landscaped open spaces
- Cavity double leaf construction
- PVC double glazing throughout
- Engineered front door with glass panelling
- Wired for security alarm
- Premier Guarantee
- External light to front and rear
- Attractive canopy over front door
- High quality natural stone finish with red brick surround
- No stamp duty

INTERNAL FEATURES

- Generous electrical specification
- Energy rating B
- Moulded architrave and skirting
- Regency panelled doors
- Oil fired central heating
- Painted throughout
- Utility room plumbed for appliances
- Ensuite & walk-in wardrobe to master bedroom
- Quality fitted sanitary ware
- Phone connections in two bedrooms & hallway
- Internet points
- Ceiling height of 9ft

