

REA

GUNNE



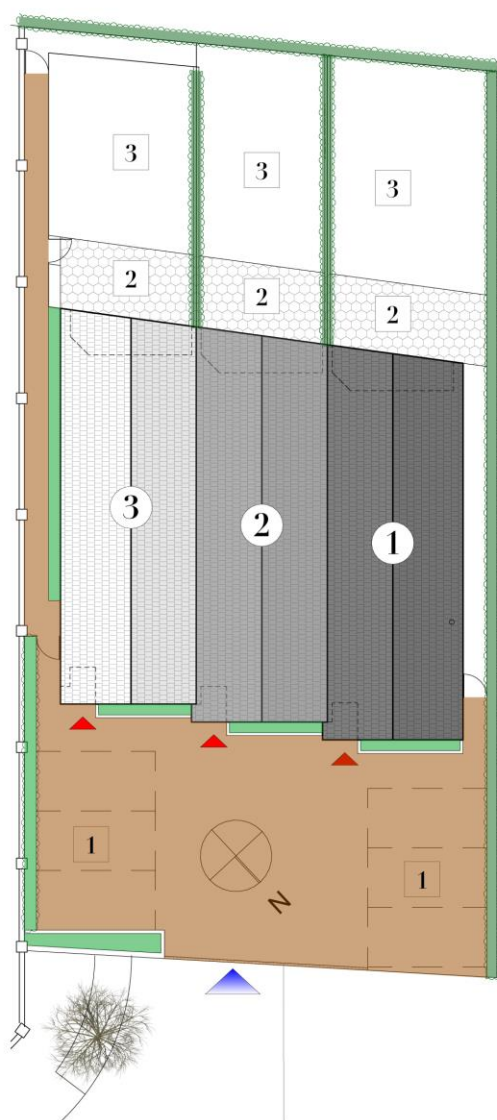
LAUNCHING SOON

Exclusive Development of Three Townhouses

Hamilton Heights,
Blackrock,
Co. Louth.

BER A2





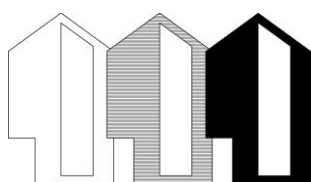
Site Plan

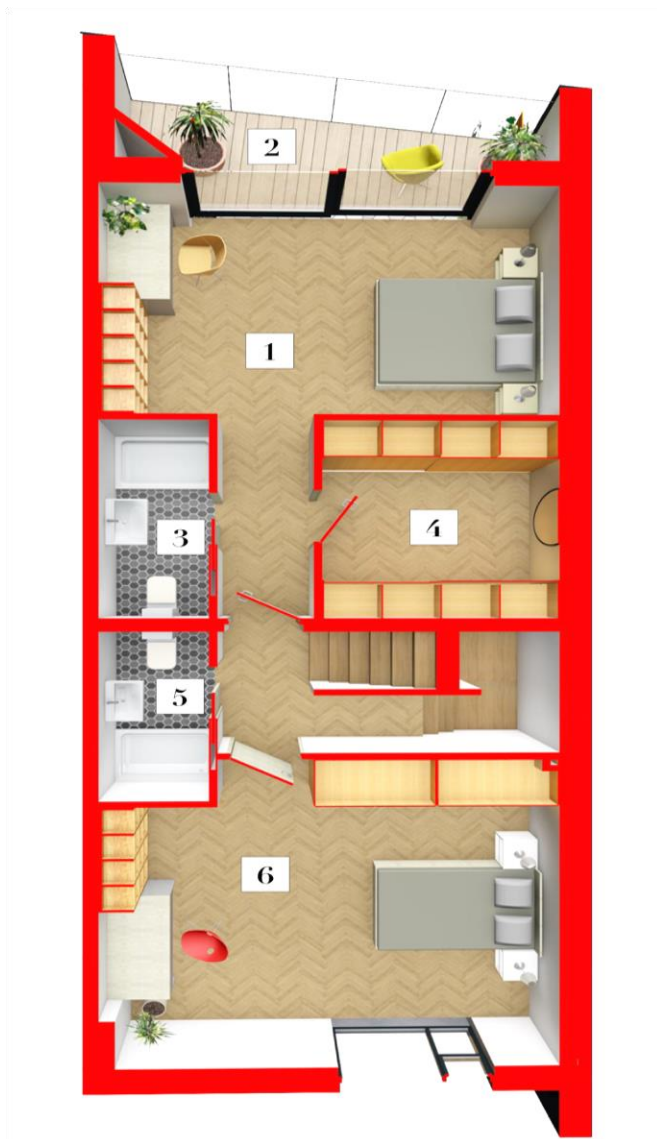
1. Carparking Spaces
2. Patio
3. Back Garden



Ground Floor

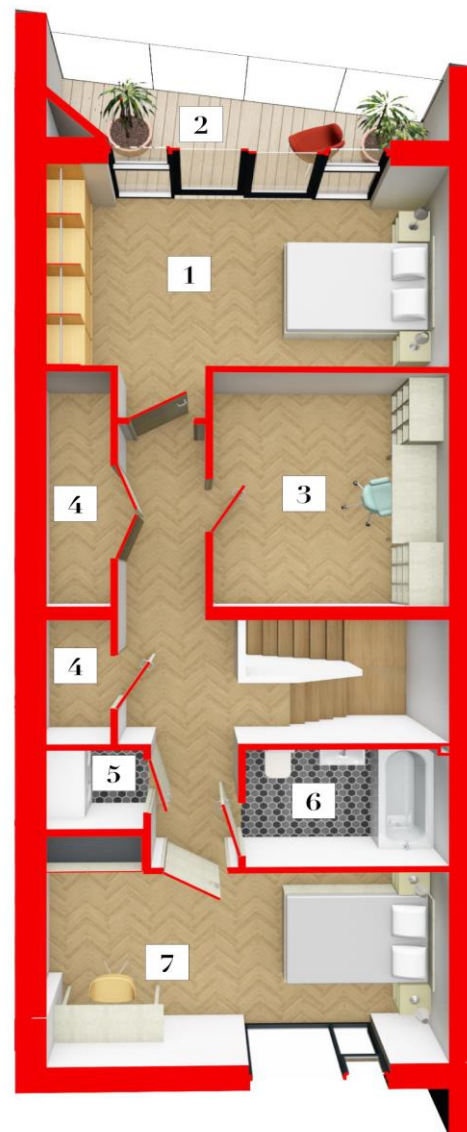
1. Entrance
2. Living Room – 3.6m x 4.2m
3. Cloakroom / Utility
4. Bathroom
5. Kitchen /Dining / Living 5.3m x 6.8m





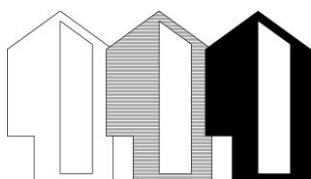
First Floor

1. Master Bedroom – 3.6m x 5.3m
2. Balcony
3. En-Suite Bathroom
4. Walk-In Wardrobe
5. Bathroom
6. Bedroom – 4.1m x 5.3m



Second Floor

1. Bedroom – 3.1m x 5.3m
2. Balcony
3. Home Office – 3.0m x 3.6m
4. Store
5. Laundry
6. Bathroom
7. Bedroom – 3.0m x 5.3m



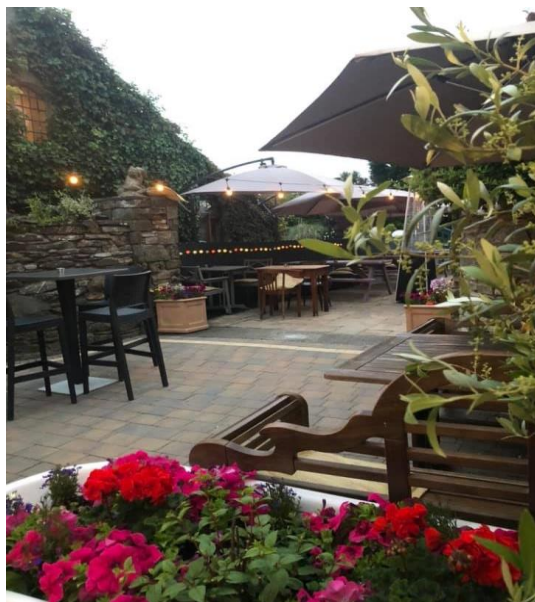


Section

1. Entrance Hall
2. Kitchen/Dining/Living
3. Master Bedroom
4. Patio
5. Bedroom
6. Balcony

Location

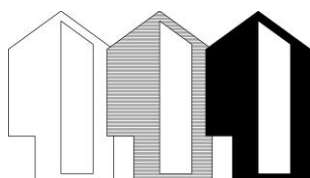
Blackrock is a popular coastal Village is a popular location on the outskirts of Dundalk, Co. Louth. The village offers a superb lifestyle for families with a range of schools, beaches, sports and social clubs mixed in with an array of boutiques, gourmet shops, cafes and restaurants.



Description

Hamilton Heights is an exclusive development of architecturally designed townhouses, in the highly sought after neighbourhood of The Hamilton's, Blackrock. These unique homes have been designed with modern living in mind, with c.200 Sq m of living space arranged over 3 floors.

The energy efficient features, including triple glazed composite windows, full external insulation, under floor heating and charging points for electric cars all add up to give these homes a superb A2 Ber rating.



Features

- A2 Rated Construction
- Triple glazed composite windows
- Full external insulation
- Underfloor heating
- Solid concrete floors on all levels
- Soundproof concrete block walls
- Clay brick finish in tonal shades from white to black
- Charging points for electric cars



Accommodation

Unique, architecturally designed homes with c.200 Sq M of living accommodation over three floors:

Open plan kitchen/dining/living room opening out onto the southwest facing back garden. Sitting room, four bedrooms and four bathrooms. The master suite has a walk-in wardrobe, an en-suite and a balcony overlooking the garden. Home office space, laundry room and utility room. Covered balconies on the first and second floor overlooking the garden.





QUOTING PRICE

P.O.A

VIEWING

Strictly by appointment only

Contact:

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DEVELOPERS

Brownstone Residential



ARCHITECTS

McGahon Architects



BUILDERS

Corcoran Construction



AGENTS

REA GUNNE



Conditions to be noted:

Whilst every care has been taken in the preparation and they are believed to be correct, they are not warranted and intending purchasers should satisfy themselves as to the correctness of the information given, nor do they constitute any or part thereof and are for information only. REA Gunne Property or their clients do not hold themselves responsible for any inaccuracy in these particulars.

