

MOUNT HAMILTON

CARRICK ROAD DUNDALK



2, 3 & 4 Bedroom Homes

DNG
DUFFY

PSL NO. 002108

Telephone
042 9351011

URBANLIFE

WELCOME TO DUNDALK



Mount Hamilton is situated on the Carrick Road in Dundalk. Dundalk is centrally located between Dublin (88km) & Belfast (84km), each around 1 hour's drive via the nearby M1 Motorway. The town is serviced by extensive national bus and rail connections, and Dublin airport is only a 45 minute drive away.

As a large town it has a young population and a vibrant social and night life. Numerous pubs and clubs along with modern facilities like cinema and bowling draw people in to socialise from surrounding areas. Dundalk boasts many restaurants, cafes and enviable shopping facilities.

Home to Dundalk Football Club, Dundalk has many sporting clubs and facilities, from golf, tennis and rugby to GAA and racing.

Dundalk has always been an industrious town with a legacy of producing leather goods, tobacco, beers and spirits. It has transformed and now produces for and serves the technology sectors, with international tech giants such as Paypal and Ebay based in Dundalk.

Dundalk has vibrant heritage and arts scene with many historical sites dotted around and in the town, as well as art galleries and the well-known Táin Theatre.

Situated on the Dublin Road is the impressive Dundalk Institute of Technology (DKIT) complex. This vast campus provides an array of educational courses up to degree standard. It also trains and prepares people for the many modern industries in the area.

CARRICK ROAD

MOUNT HAMILTON

CARRICK ROAD DUNDALK
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HAMILTON AVENUE

THE HEIGHTS

THE COURT YARD

THE HEIGHTS

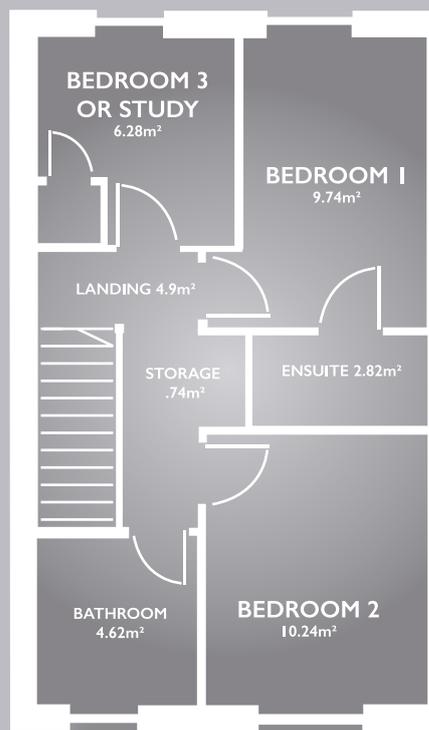
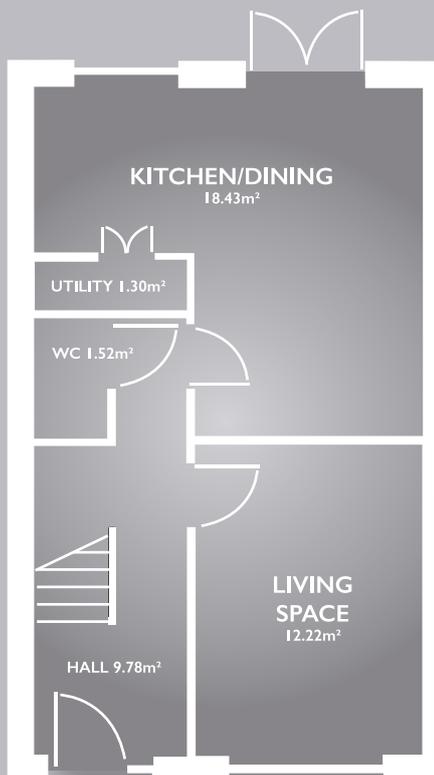
EARL PLACE

HAMILTON AVENUE



HOUSE TYPE {E}

HOUSE SIZE 89.6M² / 964.45FT²



FIRST TIME BUYERS GRANT

If you are a first-time buyer and have been working in Ireland during the last four years, you may be able to apply for an income tax rebate of up to 5% of the purchase price of your new build home up to a maximum of €20,000.

This government back scheme is of great assistance to you in saving up for your deposit. In effect, you have been saving all along! We have worked out a couple of scenarios to assist you in understanding what this may mean for you:

First Time Buyer Deposit Requirements

- House Price / No Purchase Limit 10% of House Price

Example 1 - House Price €200,000

House Price	Deposit %	Deposit Requirement
€200,000	10%	€20,000

Old Deposit Requirement	€20,000
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First-Time Buyer Rebate	Rebate %	
€200,000	5%	€10,000

New Deposit Requirement	€10,000
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Example 2 - House Price €250,000

House Price	Deposit %	Deposit Requirement
€250,000	10%	€25,000

Old Deposit Requirement	€25,000
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First-Time Buyer Rebate	Rebate %	
€250,000	5%	€12,500

New Deposit Requirement	€12,500
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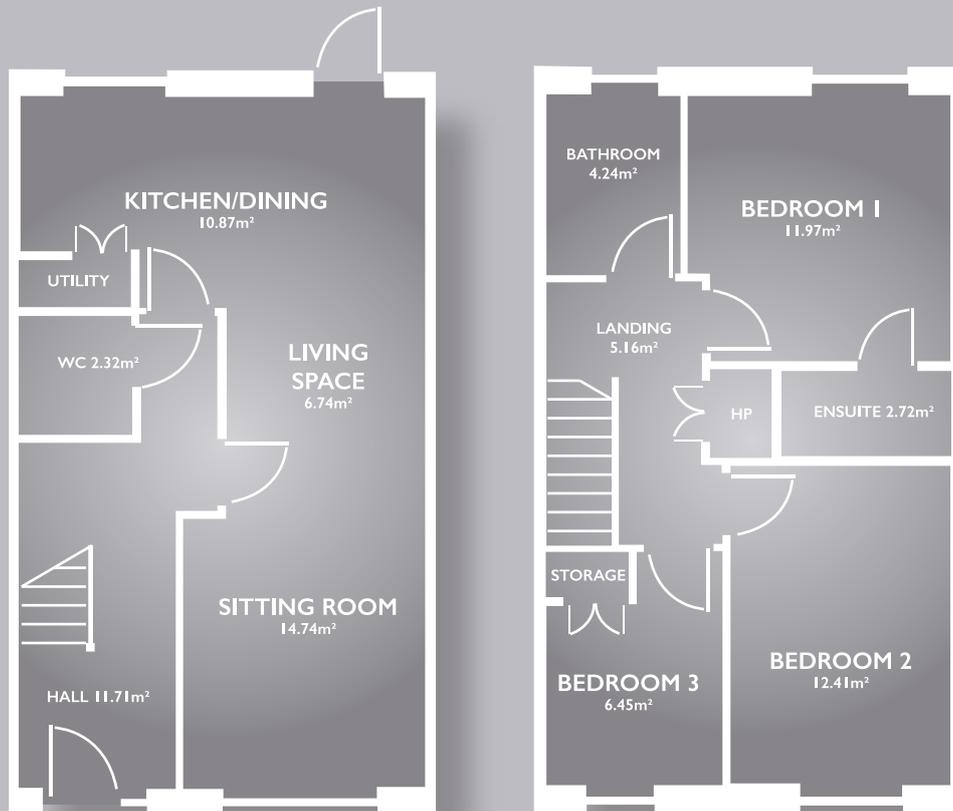
If you require further information on this scheme, please browse the Citizens' Information at citizensinformation.ie

Alternatively, please contact us and we'd be happy to talk you through it.



HOUSE TYPE {H}

HOUSE SIZE 97.4M² / 1048.41FT²



SPECIFICATIONS

EXTERIOR

- Stylish brick front elevation
- White plaster with quartz dash to rear and gables
- Blue /black concrete tile to roof
- Black Facia and soffit
- Tarmac driveway with cobble locked detailing
- Seeded front garden which may be planted in selected areas
- External tap and external power point provided to rear of house
- Rear garden level and seeded with timber post and panel fencing

WINDOWS & DOORS

- High performance double glazed windows
- Centrally operated espagnolette locking mechanism for enhanced security
- Fully insulated front door with multipoint locking system

INTERIOR

- All walls throughout painted in Wales Cornforth White and ceilings in French White
- Woodwork painted in a white satinwood finish
- Shaker style white oak finished doors
- Elegant white painted staircase with white oak wooden hand rails
- High efficiency gas boiler boosted by Photovoltaic Solar Panels leading to lower energy bills
- Climote remote heating control via your smartphone
- Wired for Satellite TV to main rooms
- Cat 5 cable data points for your Smart TVs, Broadband, etc
- Wired for intruder alarm
- Smoke and carbon monoxide detectors throughout

KITCHEN

- Shaker style kitchen in choice of colours
- Choice of complementary work surfaces
- Upstands to match work surfaces
- Stainless steel splash back
- Stainless steel extractor fan

WARDROBES

- Fitted wardrobes in selected bedrooms

BATHROOMS

- Large en-suite bathrooms to master bedroom
- Large format flush shower trays giving a high quality wetroom look and feel
- High quality shower doors
- Contemporary white sanitaryware with chrome fittings
- Heated chrome towel rails
- Mirror fitted above bathroom and en-suite washbasins

BUILDING GUARANTEE

- 10 year structural warranty by Global Home Warranties

ENERGY RATING

BER >A3



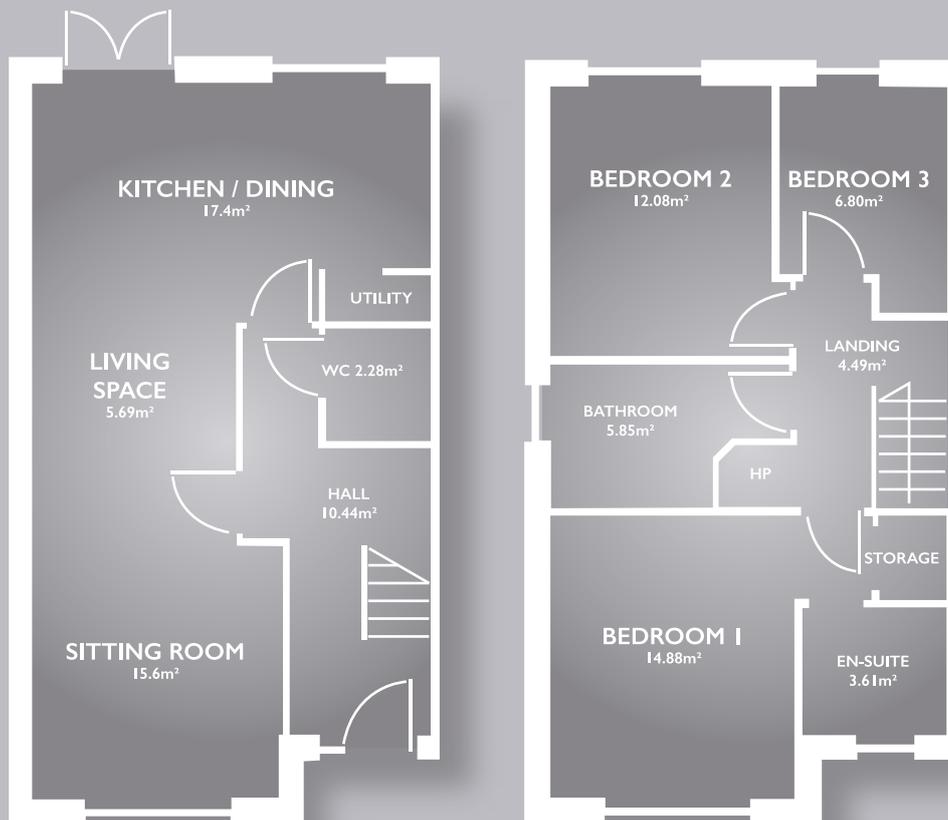
DISCLAIMER

All visuals used throughout this brochure are for information purposes only. All dimensions are approximate and are subject to change. For specific details, please liaise with the Sales Agent.



HOUSE TYPE {I}

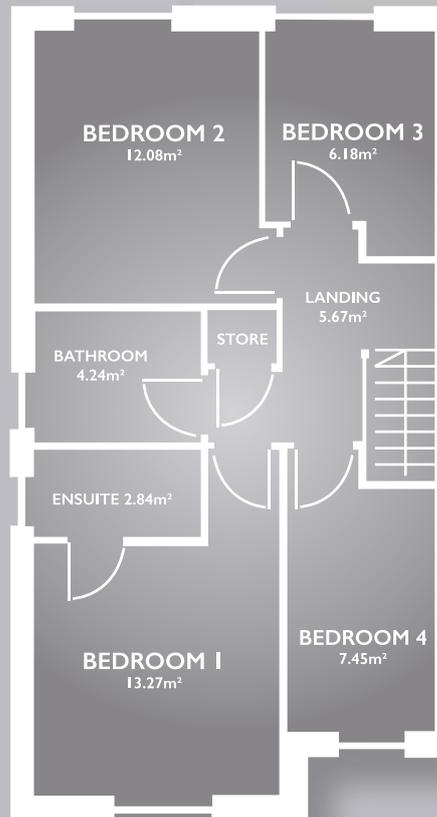
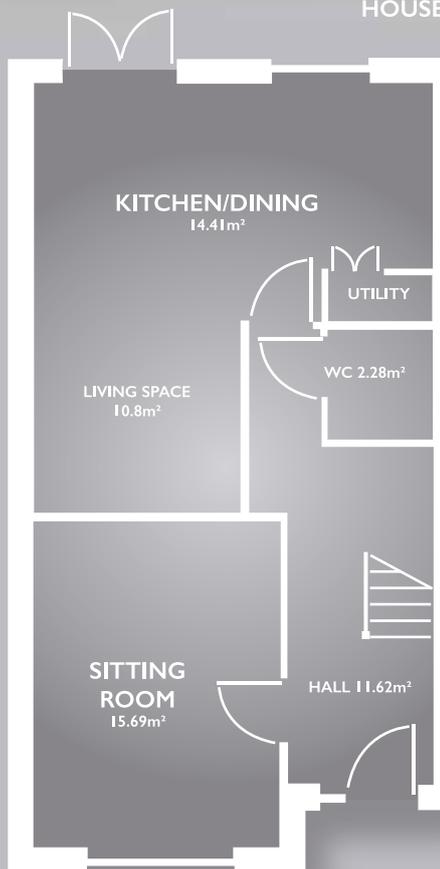
HOUSE SIZE 107.4M² / 1156FT²





HOUSE TYPE {}

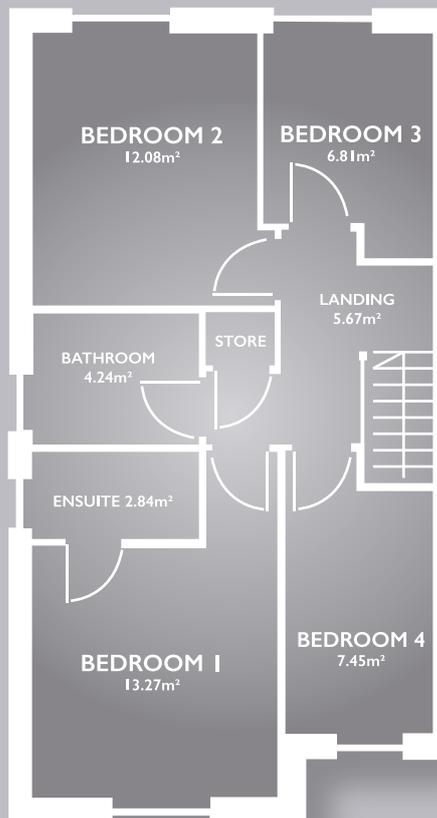
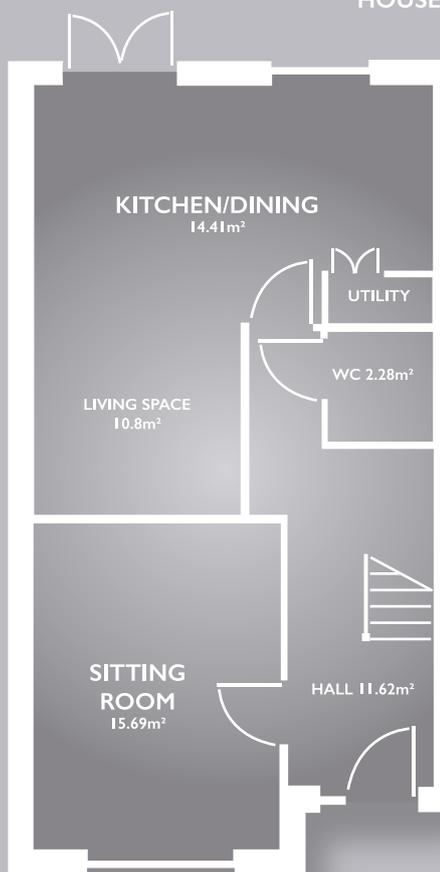
HOUSE SIZE 115M² / 1237.86FT²





HOUSE TYPE {J.1}

HOUSE SIZE 115M² / 1237.86FT²



GUIDE TO BUYING

Ok, so you have found the URBAN LIFE house that you like. To secure your URBAN LIFE new home, an initial booking **deposit of €5,000** by bank draft or cheque made payable to the Selling Agent will be required. **This is fully refundable if you decide not to proceed with the purchase for any reason prior to contract signing.**

Getting Prepared

You'll need a solicitor to help you with buying your first home and the best way to choose one is to get some personal recommendations, so ask friends and family. The Selling Agent will ask you for your solicitor details along with proof of purchase.

Sale Agreed

You are now Sale Agreed. At this stage you'll need a solicitor. Your solicitor will be issued with a contract. Don't worry, your solicitor will review the contract for you and assist you with all the legal stuff.

From here you have 4 weeks to return the contract signed unconditionally with the remaining 10% of the purchase price.

Also, at this point, URBAN LIFE will ask you to finalise your kitchen style, tiling scheme and any other optional extras that might be available to choose from.

From here, we should be able to give you a guidance on when your new home will be ready. The further on we are in the process, the more accurately we'll be able to give you a completion date.

Organise your Finance

At this stage, buyers need to have all finance in place. This may be from a house sale, mortgage or savings. When your new home is ready, URBAN LIFE will ask that your surveyor inspect the property to confirm that all is finished to the appropriate detail and is ready for handover.

Closing

URBAN LIFE's solicitor will issue your solicitor with a completion notice. Now it's time to inform your bank/broker that your new home is ready for final inspection. Your lender will then forward the loan cheque to your solicitor whom in turn will complete the sale.

Now you will have your keys to your new home...

PROFESSIONAL TEAM

URBANLIFE

DEVELOPER
URBAN LIFE, Upper Mell,
Drogheda, Co. Louth.



AUCTIONEER
DNG DUFFY, 66 Clanbrassil Street,
Dundalk, Co. Louth.



**vanDijk
Architects**

ARCHITECT
VAN DIJK ARCHITECTS,
Mill Street, Dundalk, Co. Louth.

BV HOEY & CO

SOLICITORS
BV HOEY & Co., 11 Fair
Street, Drogheda, Co. Louth.



Construction Industry
Federation



Global Home
Warranties