



COULTER

Place

ARMAGH ROAD | DUNDALK



- HELP TO BUY SCHEME APPROVED HOMES -



Provisional Cert Available from Agent



INTRODUCTION

At Coulter Place each house has an A3 energy rating which is an energy efficiency that far exceeds the average home.

New families in mind and built to the highest standards, each new home is spacious and packed full of starter family-friendly features.

Built and finished to exacting standards, Coulter Place boasts many desirable features such as an extremely efficient 'Air to Water' heating system, (no more expensive oil or gas bills), double glazed windows and doors, stylish external finishes, generously proportioned reception room, bedrooms and bathroom, quality fitted kitchen and quality fittings. Outside each and every house has tarmac driveways and seeded back garden. Located off the Armagh Road, Coulter Place is both 3 minutes drive to Dundalk's town centre and M1 motorway.

Coulter Place is situated close to primary schools, Church, pubs, community hall and M1 motorway. Overall this rejuvenated development offers any purchaser the opportunity to buy a modern contemporary and comfortable home at an extremely affordable price.



SHOPPING AT THE MARSHES



M1 MOTORWAY 3 MINUTES DRIVE



TRAIN STATION 5 MINUTES DRIVE



DUNDALK TOWN CENTRE



EXTERIOR

- Concrete built
- Stylish brick front elevation with plaster finishes
- White fascia and soffits
- Concrete paths and tarmac driveways
- Seeded back garden
- Air to Water heat pump delivering an A3 BER rating



INTERIOR

- All walls and ceilings painted throughout in selected paints
- Woodwork painted in a white satinwood finish
- Shaker style white oak finished doors
- Elegant white painted staircase
- 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

WINDOWS

- A Rated external double glazed windows and doors







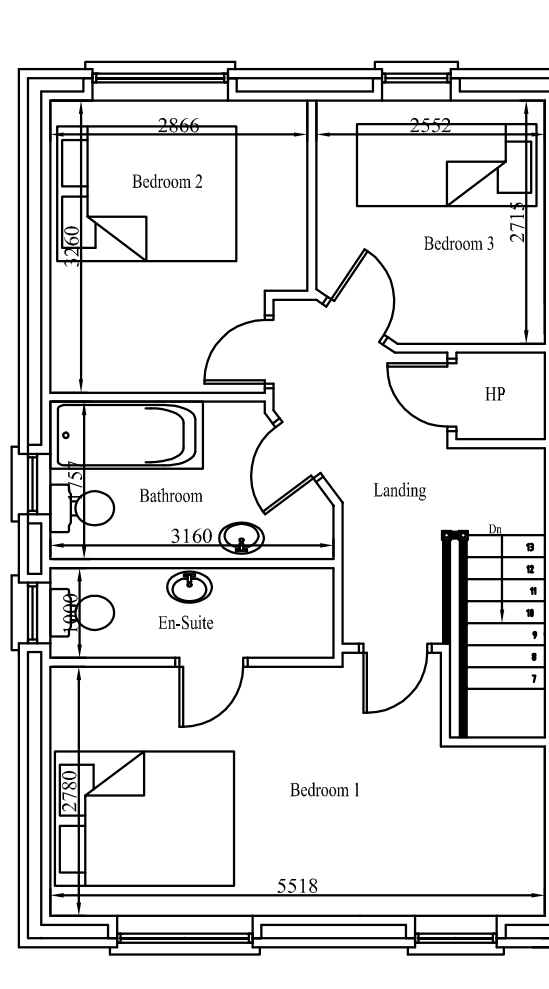
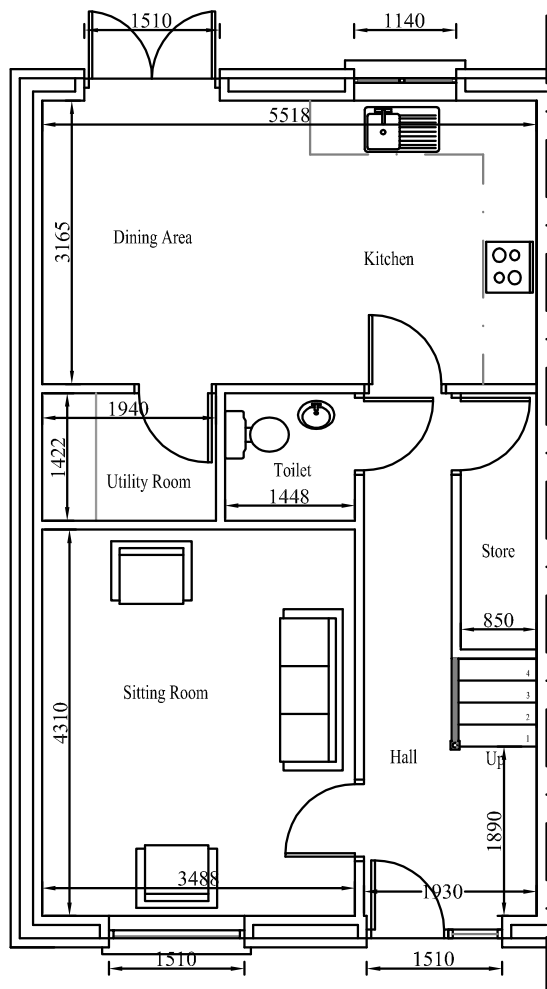
FINISHES

- Shaker style kitchen as per showhouse
- Tiled splash backs as per show house
- Stainless steel extractor fan
- Fitted wardrobes in selected bedrooms
- En-suite bathroom to Master bedroom
- Quality shower door
- Contemporary white sanitary ware with chrome fittings
- Tiled floor and wet area as per tile in show house
- Heated chrome towel rails

BUILDING WARRANTIES

- 10 year structural warranty by Global Home Warranties

3 BEDROOM



These particulars and any accompanying documentation price list do not form part of any offer or contract and are for guidance only. Measurements and distances are approximate and drawings maps and plans are not draw to scale. Intending purchasers should satisfy themselves as to the accuracy of details give to them either verbally of as part of the brochure. The developer reserves the right to make alterations to design and finish.

Pictures are for illustration purposes only. Pictures used are of a 3 bed semi detached show house at Knockshee which is the same house type.

Builder:

BWH
- DEVELOPMENTS -

Mill House, Mill Street
Dundalk, Co Louth

Solicitor:

**DONAL
O'HAGAN
& COMPANY**

Courthouse Square,
Townparks
Dundalk, Co. Louth

Architects:

**P. HERR
& ASSOCIATES**

Block 4, Third Floor,
Quayside Business Park,
Mill Street, Dundalk, Co. Louth

VIEW: By appointment with sole selling agent

DNG DUFFY

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BER A3

Provisional Cert Availble from Agent

dng.ie

DNG

DUFFY

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