



HEARTHFIELD

MOUNT AVENUE

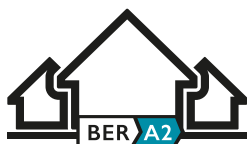


PHASE 2 - 3, 4 & 5 BED DETACHED & SEMI-DETACHED HOMES
BEAUTIFUL HOMES FOR MODERN LIVING



PSL NO. 002108

Telephone
042 9351011



URBANLIFE



HEARTHFIELD

M O U N T A V E N U E

WELCOME TO HEARTHFIELD

Discover the perfect blend of comfort and convenience at Hearthfield Mount Avenue, Dundalk by Urban Life. This new development brings you beautifully designed 3,4 & 5 bedroom detached and semi detached homes with an impressive A2 energy rating.

At Hearthfield, we prioritise sustainability and energy efficiency. Our homes are designed with the environment and your money in mind. With the impressive A2 energy rating, you can enjoy year-round comfort while minimizing your carbon footprint. Reduced energy consumption means a brighter future for both you and our planet.

Hearthfield isn't just a place to live, it's a place to belong. Enjoy a vibrant community atmosphere where neighbours become friends and lifelong memories are made. The development's proximity to Dundalk FC's home ground and the upcoming Louth GAA pitch promises exciting sports events, bonding families and fans alike.

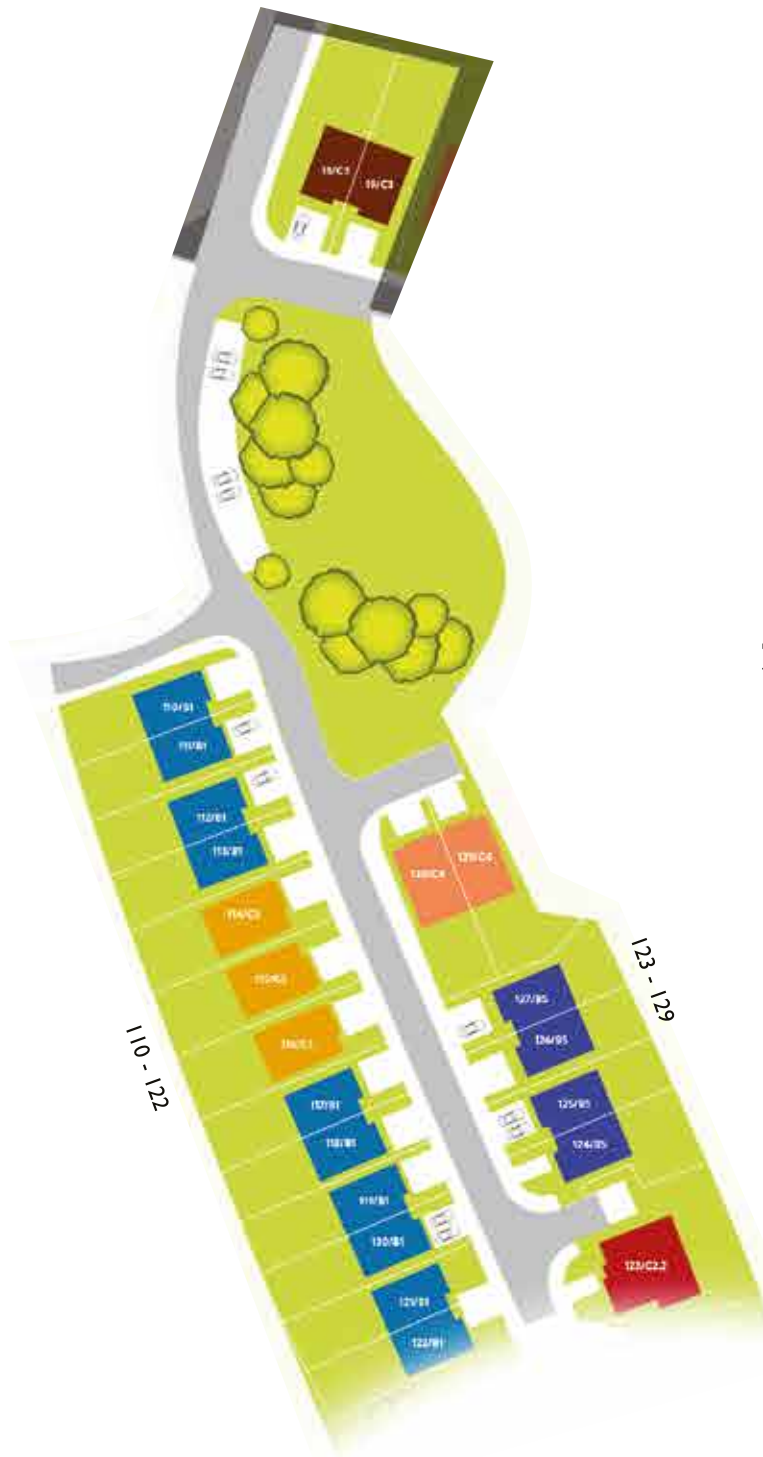
Hearthfield's location also provides you with a glimpse into Dundalk's historical past. Experience the captivating allure of Cúchulainn Castle, a testament to the town's rich history and heritage. Live in harmony with the past while embracing the modern comforts of today.

Strategically situated, Hearthfield offers exceptional transport links. With easy access to major road networks and public transportation, you're seamlessly connected to Dundalk's bustling town center and beyond. Whether it's work or leisure, your journey is always a smooth one.

Hearthfield is nestled on the west side overlooking Dundalk, providing excellent views and proximity to essential infrastructure like secondary and primary schools, creches, train and bus stations - easy access to both the north and south of Dundalk and just 45mins away from Dublin and Belfast international airports. With show houses detailing what to expect, organise your viewing today!

M O U N T A V E N U E D U N D A L K

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PHASE 2
NOW AVAILABLE

- 3 BED SEMI-DETACHED (B1)
- 3 BED SEMI-DETACHED (B5)
- 5 BED DETACHED (C2.2)
- 4 BED SEMI-DETACHED (C3)
- 4 BED SEMI-DETACHED (C4)
- 4 BED DETACHED (C5)

22 UNITS



HEARTHFIELD

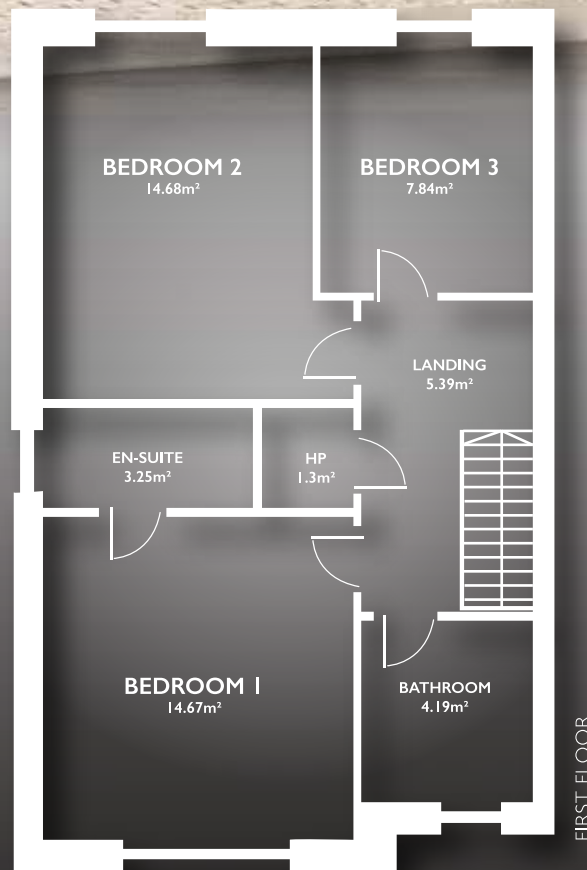
MOUNT AVENUE

3, 4 & 5 BEDROOM DETACHED, SEMI-DETACHED HOMES

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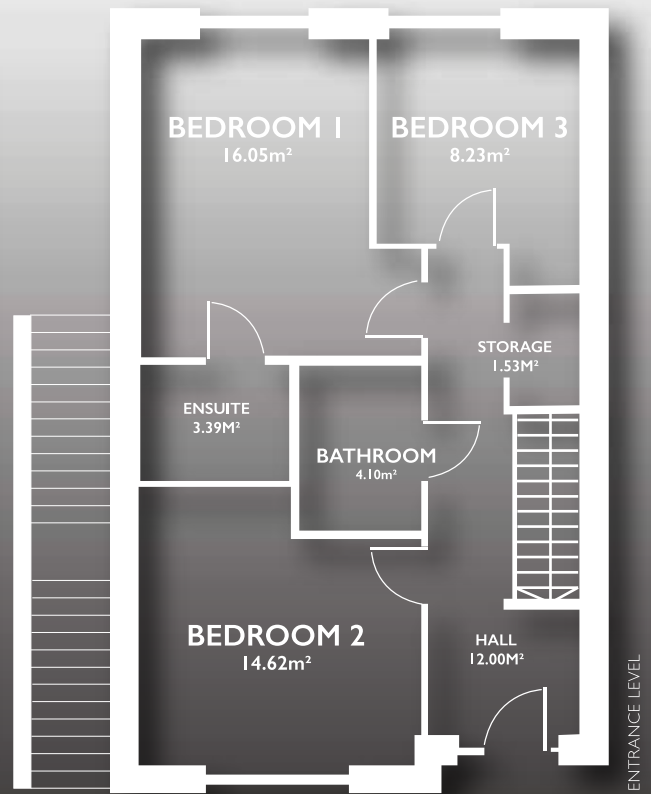
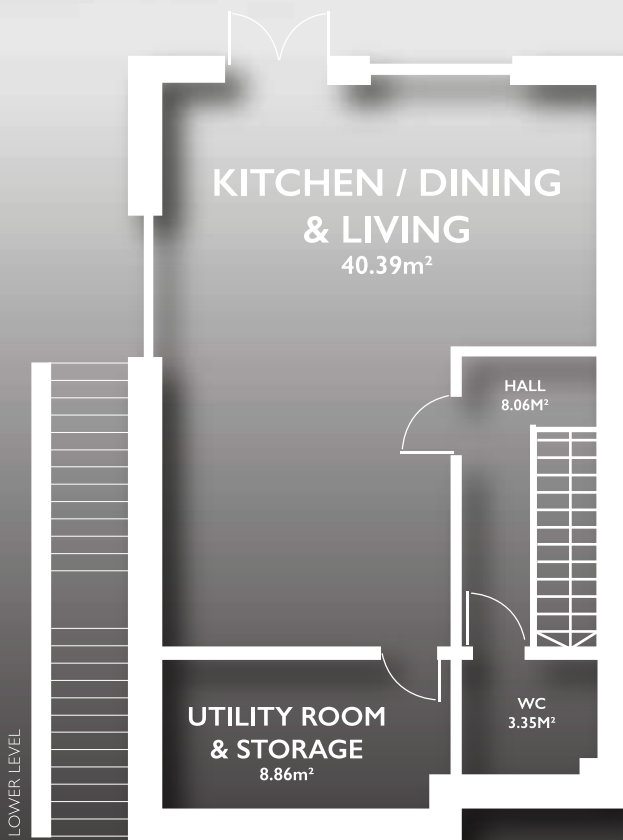
3 BED SEMI-DETACHED

(B1) HOUSE SIZE | 114.74M² / 1235.06FT²



3 BED SEMI-DETACHED SPLIT LEVEL

(B5) HOUSE SIZE 125.5 M² / 1350 FT²



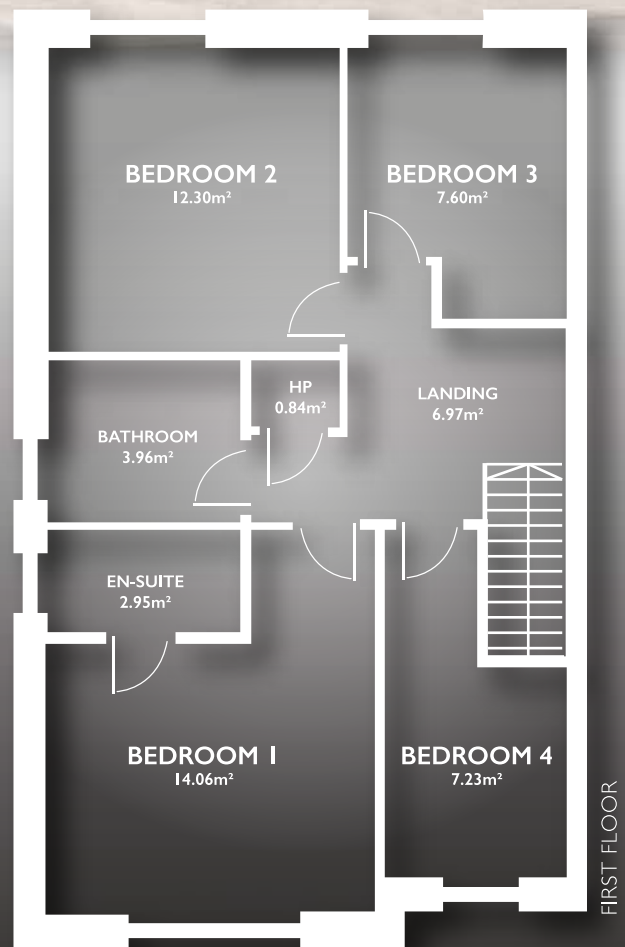
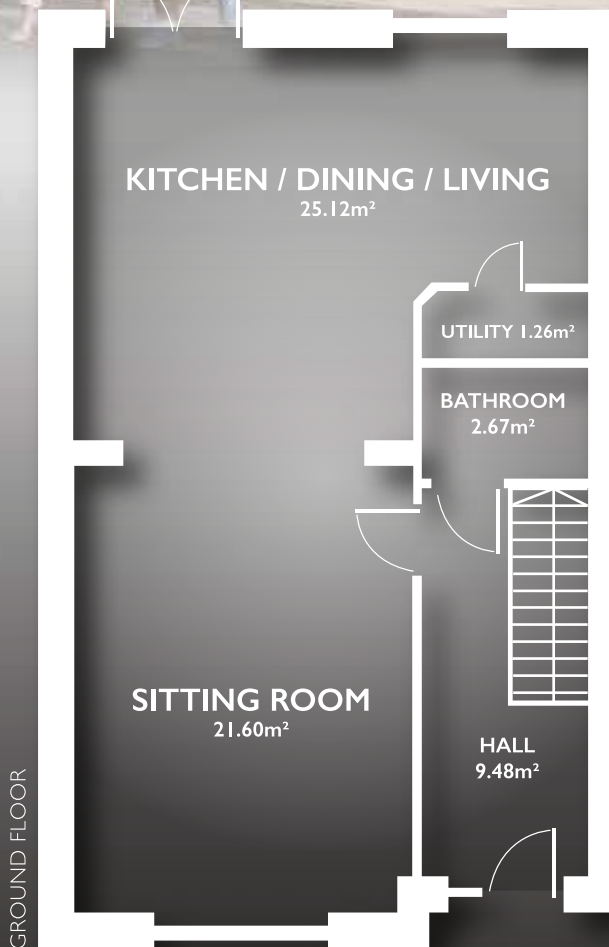
5 BED SPLIT LEVEL DETACHED

(C2.2) HOUSE SIZE 203.25 M² / 2187.75 FT²



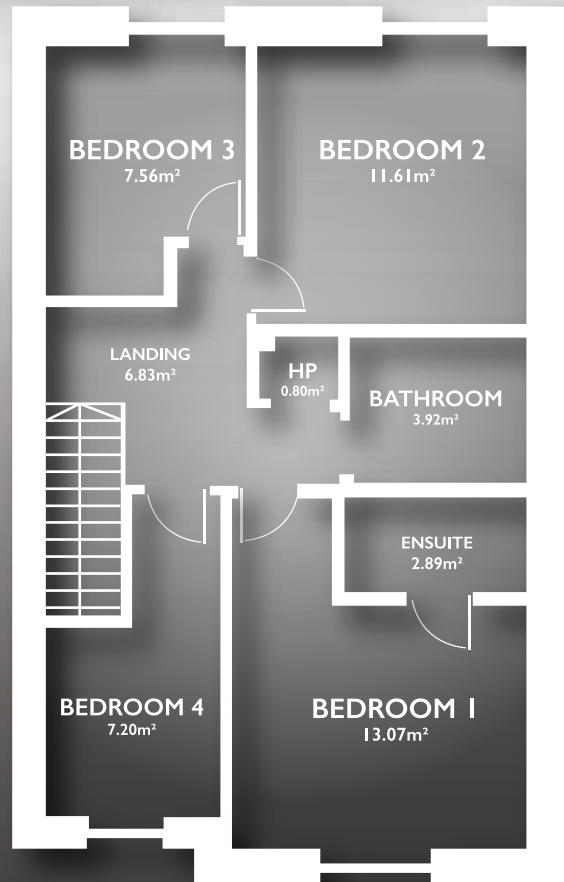
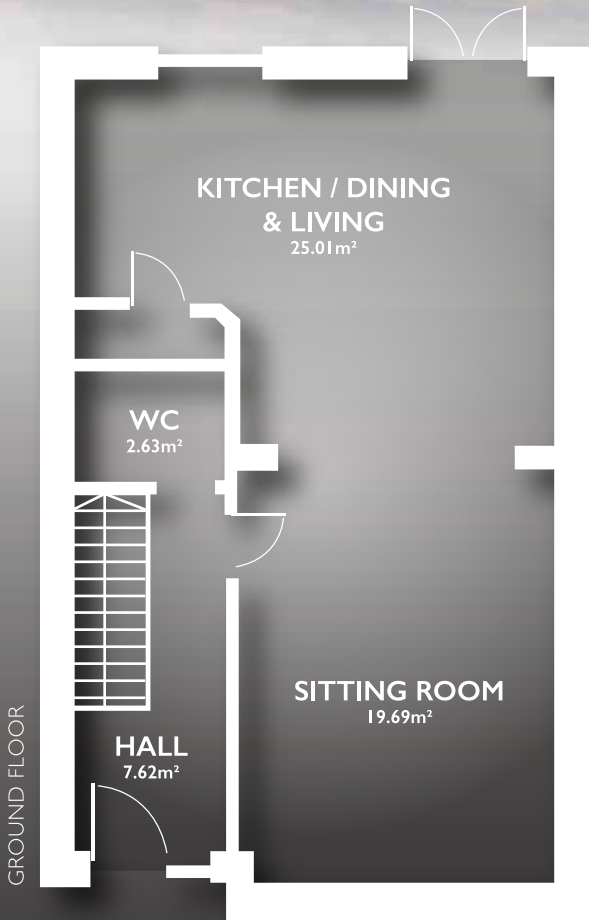
4 BED SEMI-DETACHED

(C3) HOUSE SIZE 124M² / 1334.72FT²



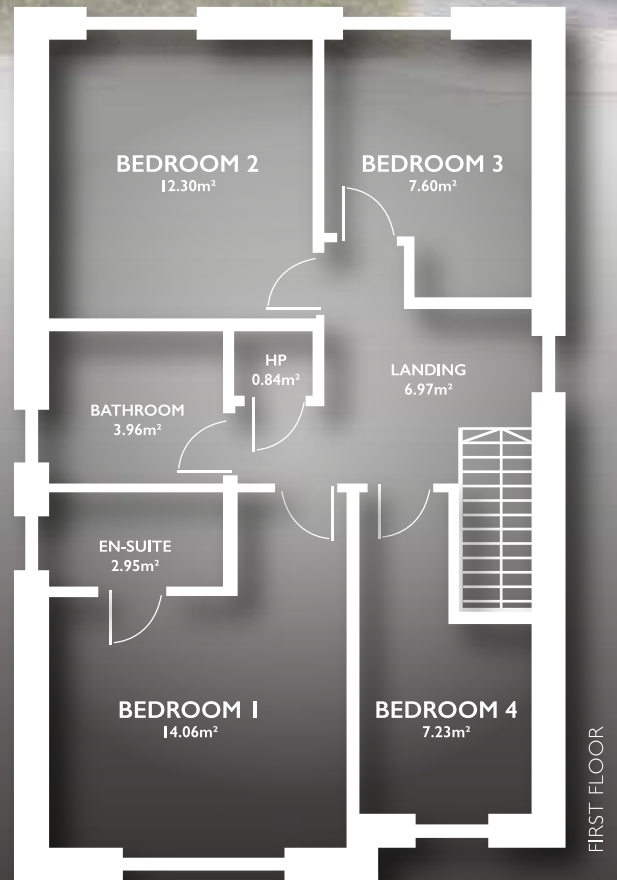
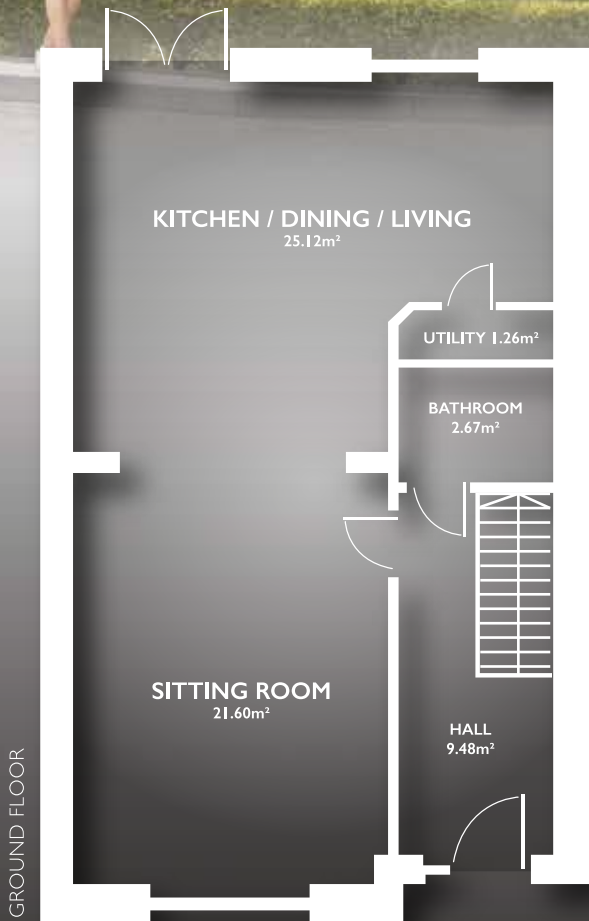
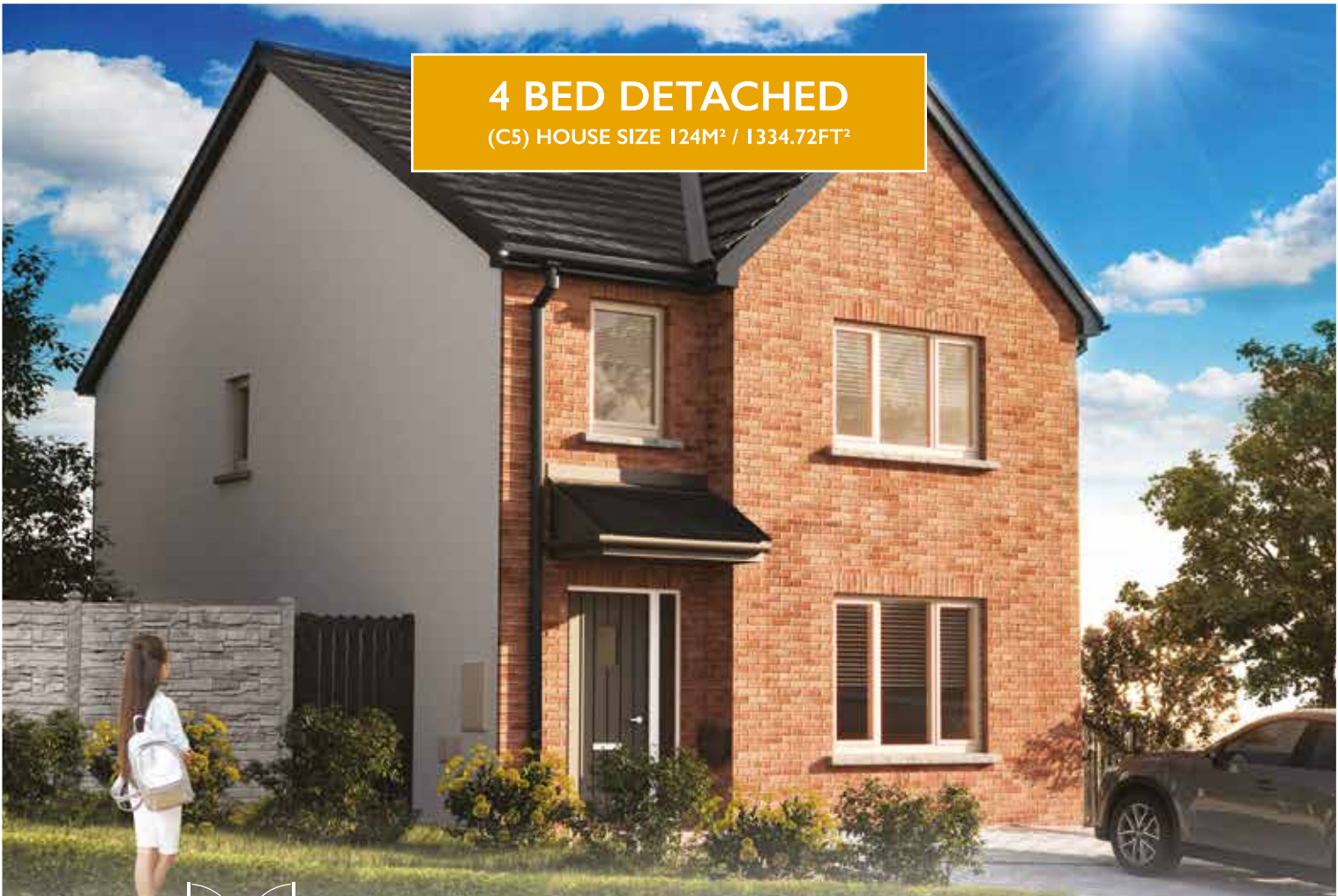
4 BED SEMI DETACHED

(C4) HOUSE SIZE 125 M² / 1350.5 FT²



4 BED DETACHED

(C5) HOUSE SIZE 124M² / 1334.72FT²



SPECIFICATIONS

EXTERIOR

- Traditional brick front elevation - Gala Brick - supplied by Kingscourt Country Manor
- White plaster render finish to gable and rear
- Graphite flat western Mannok low profile slate roof tiles
- Black fascia and soffit
- Cobblelock driveway with parking for 2 cars
- Seeded front garden which may be planted in selected areas
- Rear garden levelled and seeded
- Stone effect concrete panels to sides and rear of property
- Wired for electric vehicle charging point at gable of property
- Exterior tiled canopy in matching graphite flat western Slate Grey Mannok tile
- Exterior lights to front and rear doors
- Treated timber side gate

WINDOW & DOORS

- High-performance Cream Future Proof 1.2 UValue double glazed window with brush chrome handles
- High-performance Ultratech Harwood door in an anthracite grey colour Centrally operated espagnolette locking mechanism for enhanced security
- Front door is also fully insulated with multipoint locking system

INTERIOR

- All walls painted throughout in Hidden Cove and ceilings in FrenchWhite
- Woodwork painted in a White SatinWood finish
- Extra height ceilings on ground floor
- Beautiful engineered solid internal oak finished doors with stylish handles
- Elegant white painted staircase with solid white oak wooden hand rails
- Smoke and carbon monoxide, heat detectors throughout
- Provision for high speed broadband. Data outlets in both livingroom and master bedroom
- Provision for WIFI alarm system
- USB charging ports in all bedrooms*

SPECIFICATIONS

HEATING

- A high efficiency Air to Water Heat Pump installed to meet all hot water and heat requirements. This pump is specifically designed to operate at lower temperatures, to ensure efficiency and energy savings

KITCHEN

- A choice of 3 modern & elegant cabinet doors in a selection of 5 colours
- Choice of complementary work surfaces
- Upstand to match chosen worktop surface
- Choice of 5 elegant cabinet handles to complement cabinets
- Stainless steel splashback
- Stainless steel integrated extractor fan
- Chrome sockets and switches to kitchen area*
- USB charging ports to kitchen area*

BATHROOM & ENSUITE

- Niko quality sanitary ware throughout
- Elegant vanity unit to main bathroom*
- Eve LED lighted mirror fitted to main bathroom, Ensuite and WC*
- Tiling to floors, bath and ensuite area, sleek tiled skirting in all rooms supplied by National Tiles
- Large shower tray with rain shower drench head
- Shower door and bath screen fitted throughout
- Heated chrome towel rails in all bathroom areas

WARDROBES

- Beautiful sleek modern fitted wardrobes, with a choice of black or chrome handles

BUILDING GUARANTEE

- 10 Year structural warranty by Homebond

* 4-bedroom homes only

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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.

PROFESSIONAL TEAM

URBANLIFE

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



vanDijk Architects

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



Construction Industry
Federation



These particulars and any accompanying documentation and price lists 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.

CONTACT: Keith Duffy

DNG Duffy, 66 Clanbrassil Street, Dundalk, Co. Louth
T: 042 9351011 **E:** keith@dngduffy.ie **www.dngduffy.ie**

DNG

DUFFY

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

BV HOEY & CO

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

