

THE TOWERS

POINT ROAD, DUNDALK.



Provisional Cert Available from Agent



DOUGLAS NEWMAN FOOD

DNG

DUFFY

INTRODUCTION

The Towers by Killicard Developments and designed by Van Dijk Architects is a New Development of Luxury Bespoke "A" Rated homes, located overlooking the Navy Bank, offering ease of location and a range of finishes!

This private development nestled against the river and mountain backdrop provides two and three bedroom energy efficient homes with 9ft ceilings on the ground floor. This spacious development of only 16 houses is designed with the modern family in mind and finished to exceptional standards. The Towers is one of the most exclusive developments to be built in the area offering a unique opportunity to live in a peaceful setting yet minutes from town centre and transport links.

The Towers is just minutes from all required amenities with immediate sporting and transport facilities on its doorstep.



LOCATION

Dundalk consists of a wide range of amenities such as schools, shops and recreational features like sports arenas and parks. Dundalk is known for being an easily accessible town, it is located halfway between Belfast and Dublin. There are also many transportation links such as Clarke Train station, Matthews and Bus Eireann Buses which makes it easy to commute to work and school.

FEATURES

- Choice of luxury kitchen and utility room units, doors handles and work tops
- Fitted bathroom and en-suite in contemporary white with partial tiling
- Wooden internal doors with chrome door furniture
- Interior paint finishes to all internal walls, ceilings and woodwork
- Internal ceiling heights have been raised throughout to give a more spacious feel
- Ultra high efficiency gas fired central heating system with electronic timer





EXTERNAL FEATURES

- High performance insulation throughout
- External lighting to front and rear
- A rated double glazed uPVC windows and external doors
- Black seamless aluminium guttering and downpipes
- Granite external window sills
- Slate roofing
- Specialised solar panels
- Garden lawns top soiled levelled and seeded



ELECTRICAL FEATURES

- Energy efficient down lighting in kitchen and bathroom
- Feature brush steel switches and plugs
- Comprehensive range of electrical, television and telephone points
- Mains operated smoke alarms
- Wired for intruder alarm

BUILDING GUARANTEE

- 10 year structural Global Home Warranty

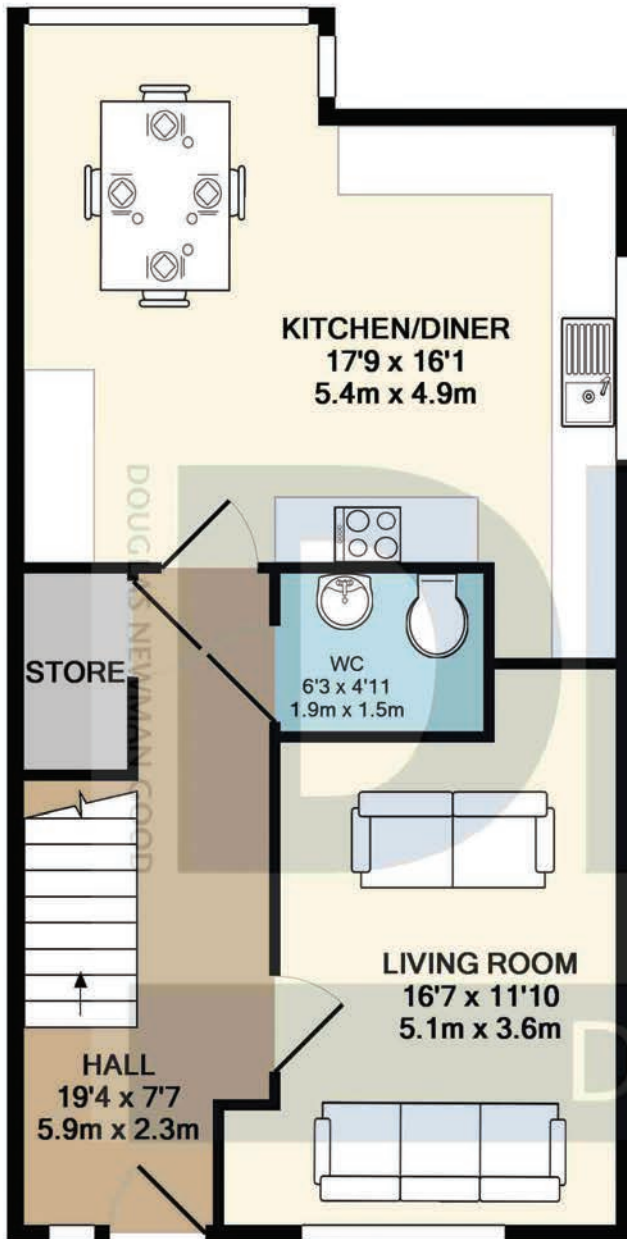




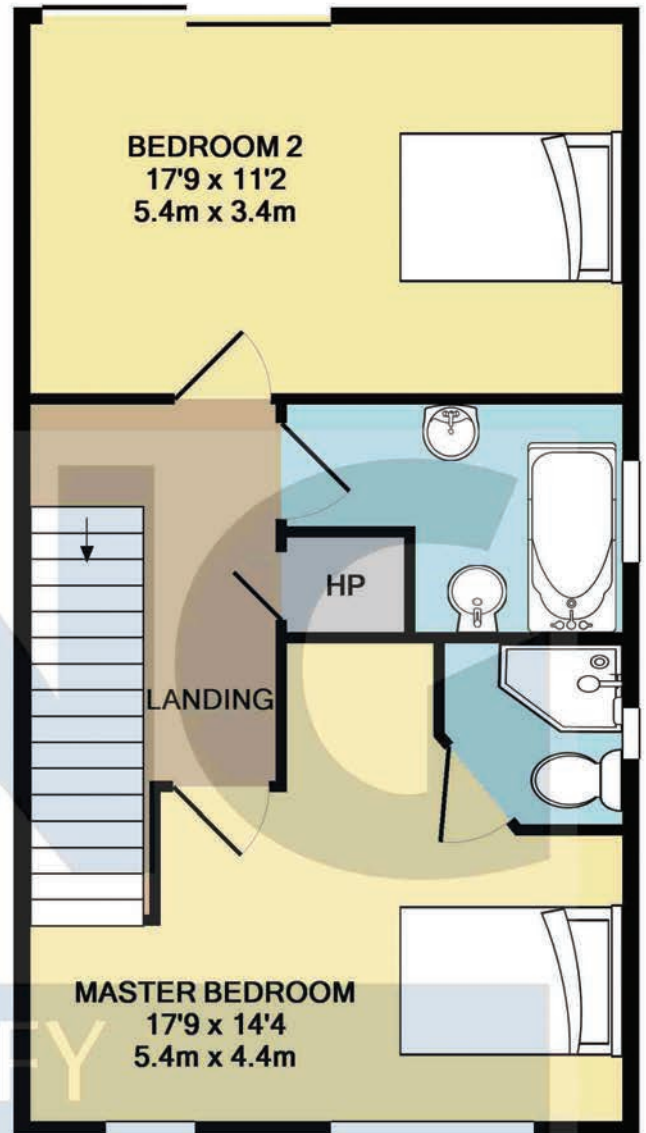
TRANSPORT LINKS

- Dundalk Town Centre 4km
- Dundalk Train Station (Clarke) 4.5km
- M1 Motorway 5.4km
- Dublin Airport 80km

TWO BEDROOM



GROUND FLOOR
APPROX. FLOOR
AREA 602 SQ.FT.
(55.9 SQ.M.)



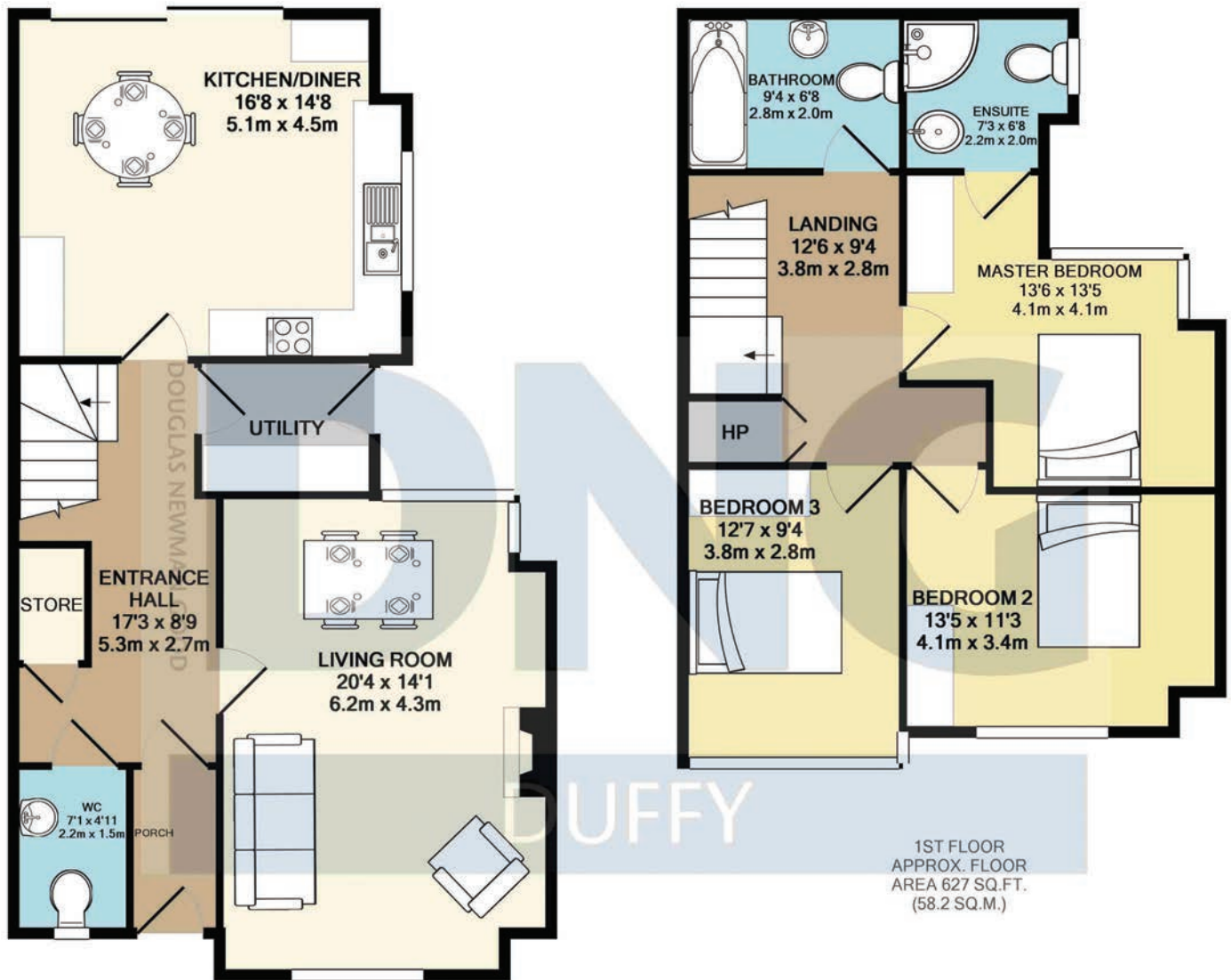
1ST FLOOR
APPROX. FLOOR
AREA 574 SQ.FT.
(53.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1176 SQ.FT. (109.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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THREE BEDROOM



GROUND FLOOR
APPROX. FLOOR
AREA 767 SQ.FT.
(71.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1394 SQ.FT. (129.5 SQ.M.)

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Builder:



3 Roden Place,
Dundalk, Co. Louth
A91 EEV5

Solicitor:



8a Hill Street
Mullaghmonaghan
Monaghan, H18 F226

Architects:



vanDijk Architects
Mill Street, Dundalk
Co Louth, A91 VY42

BER A3

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VIEW: By appointment with sole selling agent

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PSRA Licence No: 002108

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