

# MOUNT HAMILTON

CARRICK ROAD DUNDALK



3/4 BED SEMI-DETACHED & 4 BED DETACHED

FTB GRANT APPROVED

**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 with Clarke Train Station within a 5 minute walking distance from Mount Hamilton. 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 been transformed by companies such as Paypal, Prometric, Salessense and Irish Life to name but a few.

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

2, 3 & 4 Bedroom Homes

HAMILTON AVENUE

HAMILTON AVENUE

THE GREEN

THE HEIGHTS

THE COURT YARD

THE CLOSE

EARL PLACE

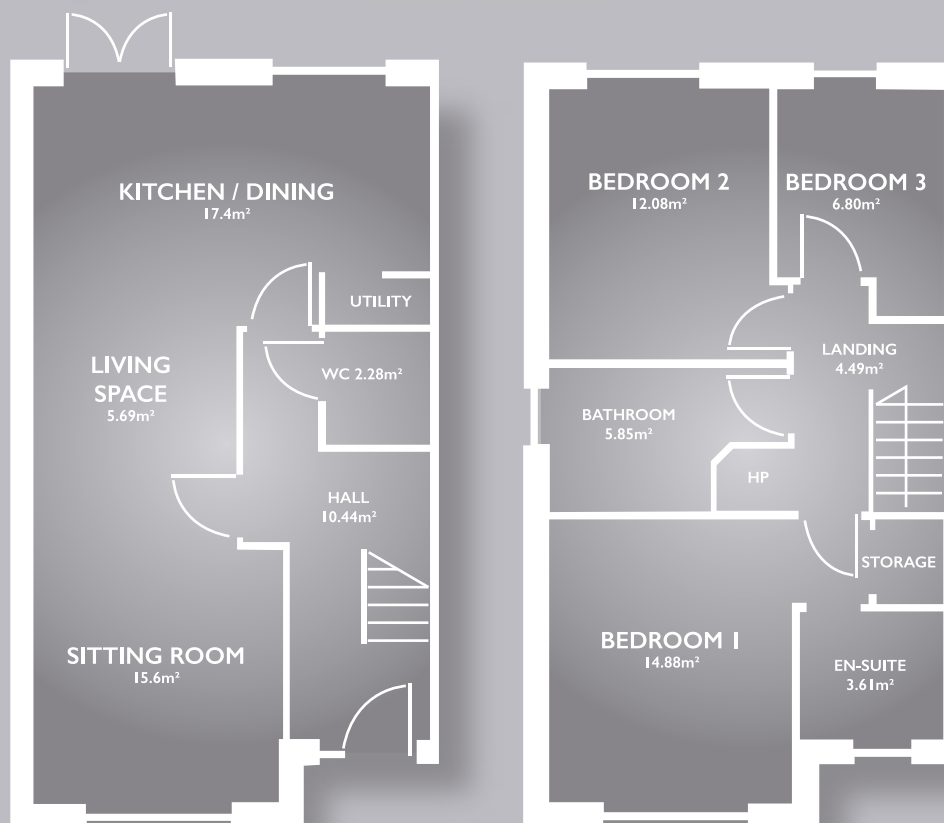
HAMILTON AVENUE





## 3 BED SEMI-DETACHED

HOUSE SIZE 110M<sup>2</sup> / 1183.6FT<sup>2</sup>



# 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

First-Time Buyer Rebate	Rebate %	
€200,000	5%	€10,000

**New Deposit Requirement €10,000**



### Example 2 - House Price €250,000

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

Old Deposit Requirement €25,000

First-Time Buyer Rebate	Rebate %	
€250,000	5%	€12,500

**New Deposit Requirement €12,500**



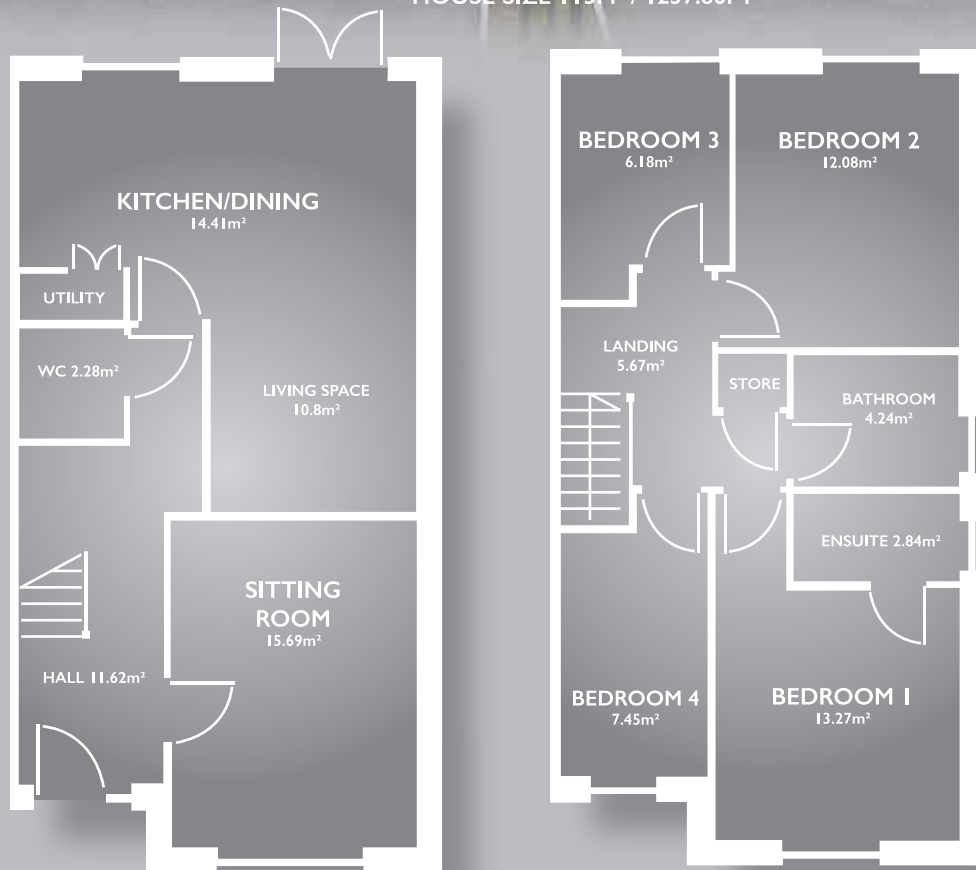
If you require further information on this scheme, please browse the Citizens' Information at [citizensinformation.ie](http://citizensinformation.ie)

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



# 4 BED SEMI-DETACHED

HOUSE SIZE | 115M<sup>2</sup> / 1237.86FT<sup>2</sup>



# 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
- 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 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
- High quality shower doors
- Contemporary white sanitaryware with chrome fittings
- Ceramic wall tiles
- 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



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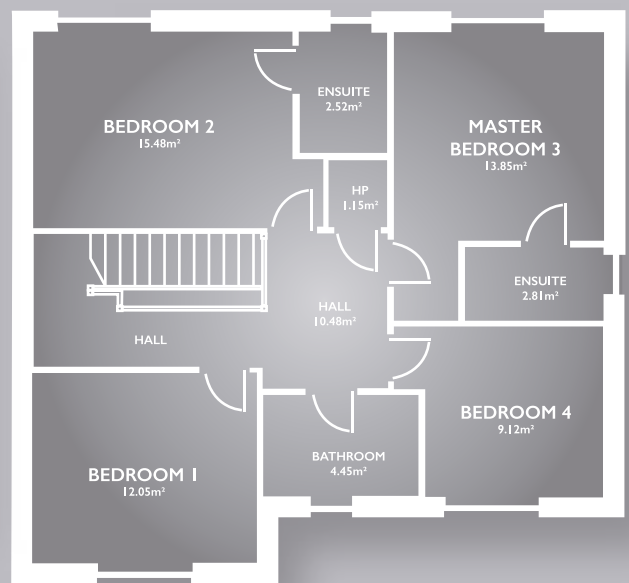
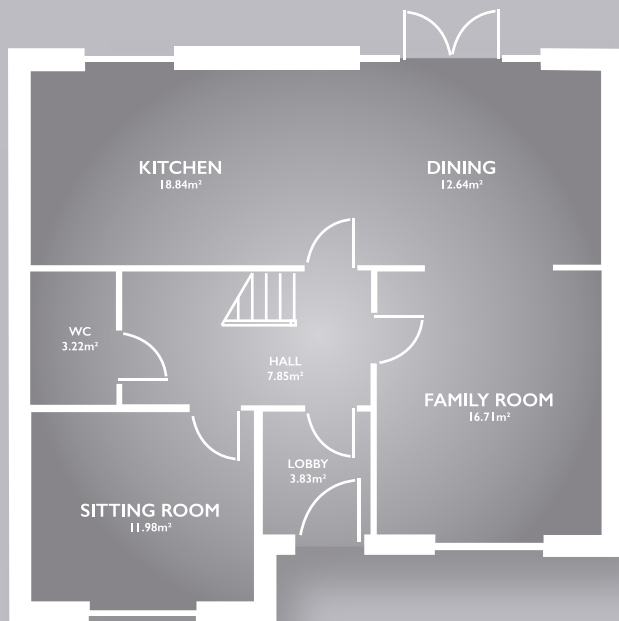
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# 4 BED DETACHED

HOUSE SIZE 158.18M<sup>2</sup> / 1702FT<sup>2</sup>





# MOUNT HAMILTON



**URBANLIFE**



# 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...*

**URBANLIFE**

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Past & Present Projects



# 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

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 drawn to scale. Intending purchasers should satisfy themselves as to the accuracy of details given to them either verbally or as part of the brochure. The developer reserves the right to make alterations to design and finish.

