

# THE TOWERS

POINT ROAD, DUNDALK, CO. LOUTH

**2 & 3 BEDROOM HOMES**

MODERN NEW HOMES IN THE MOST  
SOUGHT AFTER ADDRESS IN DUNDALK

**KERNAN**  
PROPERTY SERVICES  
[www.kernanpropertyservices.com](http://www.kernanpropertyservices.com)

**K**  
KILLYCARD  
DEVELOPMENTS LTD.



View of The Towers, from Red Barns Road

## THE DEVELOPMENT

Located on The Point Road, a highly sought after location in Dundalk, the exclusive Towers Development is extremely convenient to the M1 Motorway. The Towers Development offers a range of beautiful two and three bedroom energy efficient homes with uninterrupted views over the Cooley Mountains and beyond.

Discerning purchasers will be offered the latest in modern living in this unique private development which is destined to be the most sought after address in Dundalk. Each home will be finished to the highest standard which includes 9ft ceilings on the ground floor.

The Towers was previously a castle-like residence which was built by local businessman Thomas Craig around 100 years ago. In more recent years the Mackle family, who still reside locally on the Lower Point Road, had owned it.

## LOCATION

Dundalk offers a superb range of schools, shops, sports clubs and businesses which cater for your every need. The Town is ideally situated along the border affording easy access to main Dublin to Belfast motorway, train links are also only a short distance away.

From the N52 proceed to Quay Street east until you arrive on the Point Road, The Towers is the newest development on the left hand side directly opposite the Red Barns Road junction.

## TURNKEY

The Towers specification enables purchasers to tailor their house to suit their own unique style and includes; internal doors, skirting and architraves, wooden flooring, carpeting, wall and floor tiles, fireplaces, kitchen appliances and a fitted kitchen (doors, handles and work tops), bathroom and en-suites.

## TRANSPORT LINKS

Dundalk Train Station	c. 4.8km
M1 Motorway	c. 5.4km
Dundalk Town Centre	c. 4.2km
Dublin Connolly Train Station	c. 1hr 20mins (direct train)
Dublin Airport	c. 79km

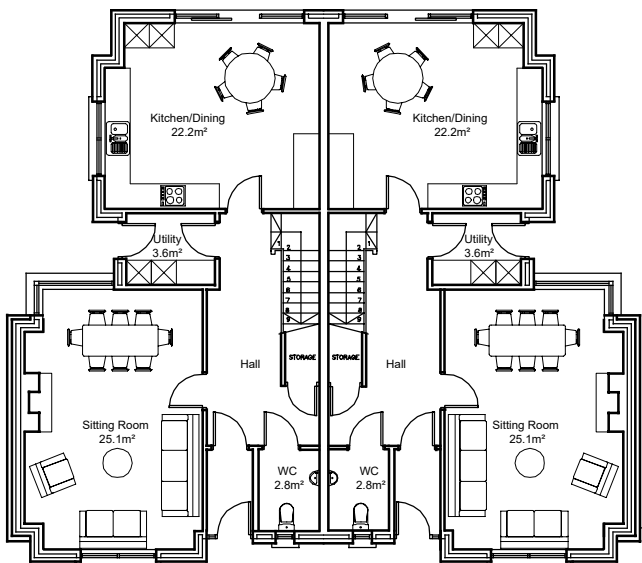


# FRONT ELEVATION

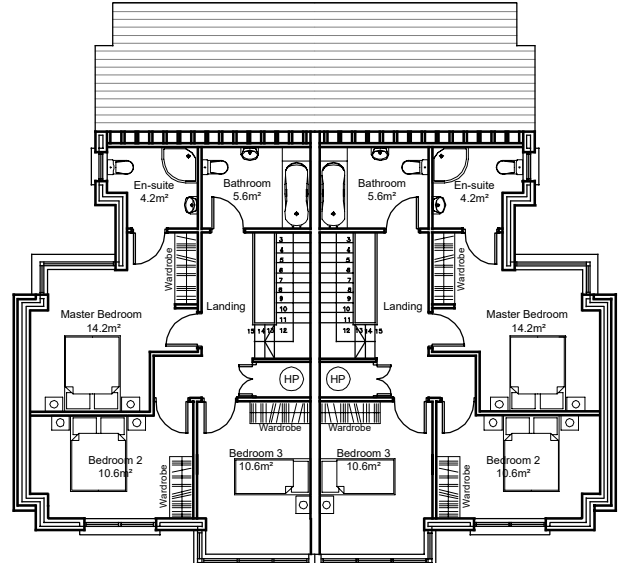


# GROUND FLOOR PLAN

# FIRST FLOOR PLAN



FLOOR AREA = 72.7m²



FLOOR AREA = 60.0m²

Disclaimer. Please see rear cover.

# SPECIFICATIONS

## INTERNAL FEATURES

- Choice of luxury kitchen and utility room units, doors handles and work tops
- Integrated electric oven and choice of ceramic hob, integrated fridge freezer and dishwasher
- Fitted bathroom and en-suite in contemporary white with partial tiling
- Choice wooden internal doors with chrome door furniture
- Tiling to downstairs hallway, kitchen, bathroom, utility room and upstairs bathroom and en-suite
- Deep pile action back carpet to stairs, upstairs hallway and bedrooms
- Custom fitted slide robe units
- Semi solid wood effect flooring to lounge
- Interior paint finishes to all internal walls, ceilings and woodwork
- Internal ceiling heights have been raised throughout to give a more spacious feel
- Choice of stylish fireplaces
- Ultra high efficiency oil/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

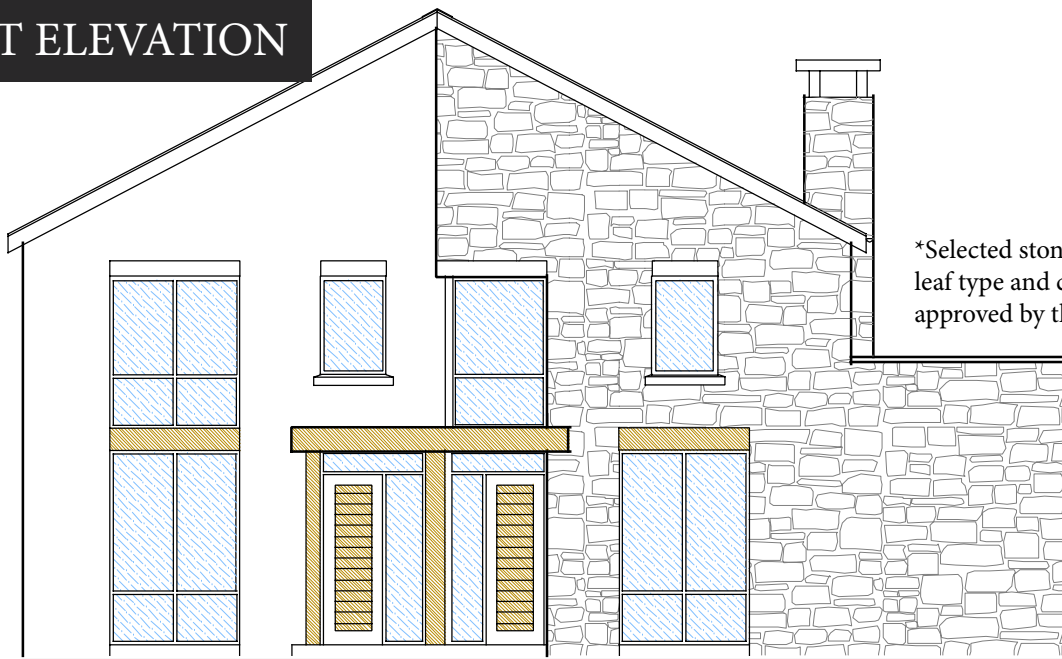
## BER DETAILS





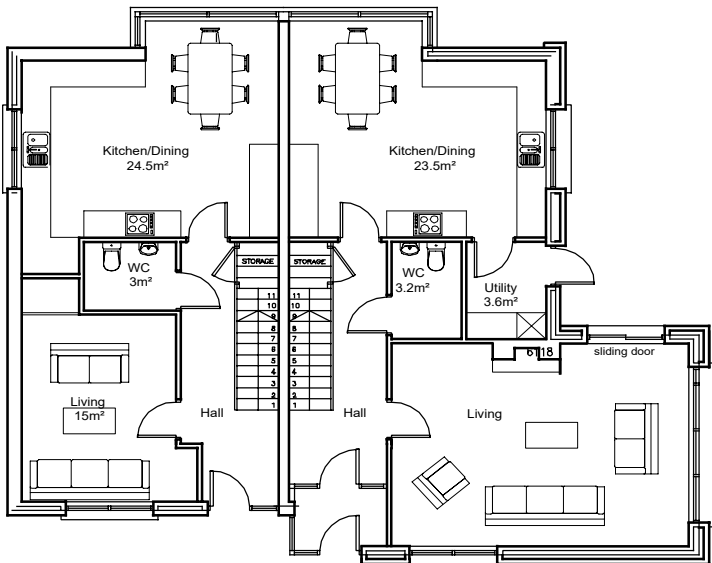
SEMI DETACHED HOUSE TYPE 2

**FRONT ELEVATION**



\*Selected stone finish to outer leaf type and colour to be approved by the Architects.

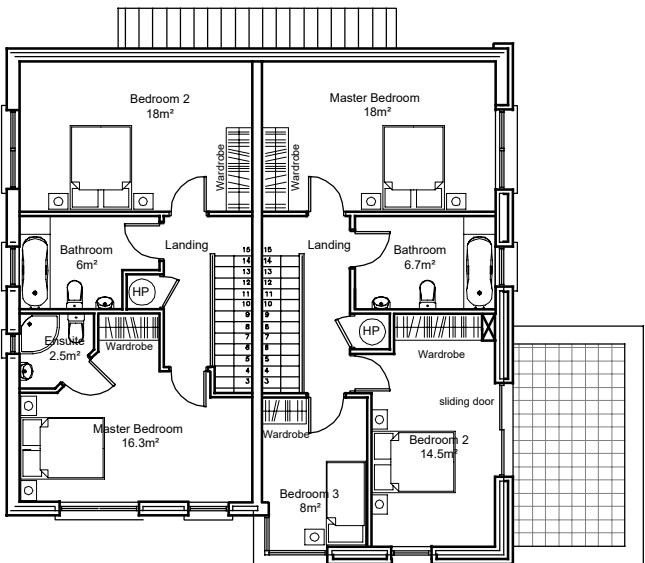
**GROUND FLOOR PLAN**



FLOOR AREA = 55.2m<sup>2</sup>

FLOOR AREA = 73.5m<sup>2</sup>

**FIRST FLOOR PLAN**



FLOOR AREA = 52.9m<sup>2</sup>

FLOOR AREA = 58.0m<sup>2</sup>

Disclaimer. Please see rear cover.

# GUIDE TO BUYING

So you have found the house that you like. To secure your new home, an initial booking **deposit of €5,000** by bank draft or cheque made payable to Kernan Property Services 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.

Kernan Property Services 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, you will be asked 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, you will be asked that your surveyor inspects the property to confirm that all is finished to the appropriate detail and is ready for handover.

## CLOSING

Wilkie and Flanagan's solicitors 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...



# PHASE ONE AVAILABILITY

ADDRESS	TYPE	BEDROOMS	SQ.FOOT	PRICE
1. Site One	Semi Detached	Three	1415 sq ft	€295,000.00
2. Site Two	Semi Detached	Two	1163 sq ft	<b>AGREED</b>
3. Site Three	Semi Detached	Two	1163 sq ft	€275,000.00
4. Site Four	Semi Detached	Three	1415 sq ft	<b>AGREED</b>
5. Site Five	Semi Detached	Three	1428 sq ft	€325,000.00
6. Site Six	Semi Detached	Three	1428 sq ft	€325,000.00
7. Site Seven	Semi Detached	Three	1428 sq ft	€325,000.00
8. Site Eight	Semi Detached	Three	1428 sq ft	€325,000.00



# PROFESSIONAL TEAM

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GLOBAL HOME  
WARRANTIES

**WILKIE & FLANAGAN**

SOLICITORS

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**vanDijk**  
**International**

ARCHITECT

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## Disclaimer

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 or as part of the brochure. The developer reserves the right to make alterations to design and finish.