

Bellfield Drive, Dublin Road, Dundalk, Co. Louth.



REA GUNNE

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www.reagunneproperty.ie



Comhairle Contae Lú
Louth County Council

3 Bed Semi Detached homes measuring c. 119 Sq M



Specifications

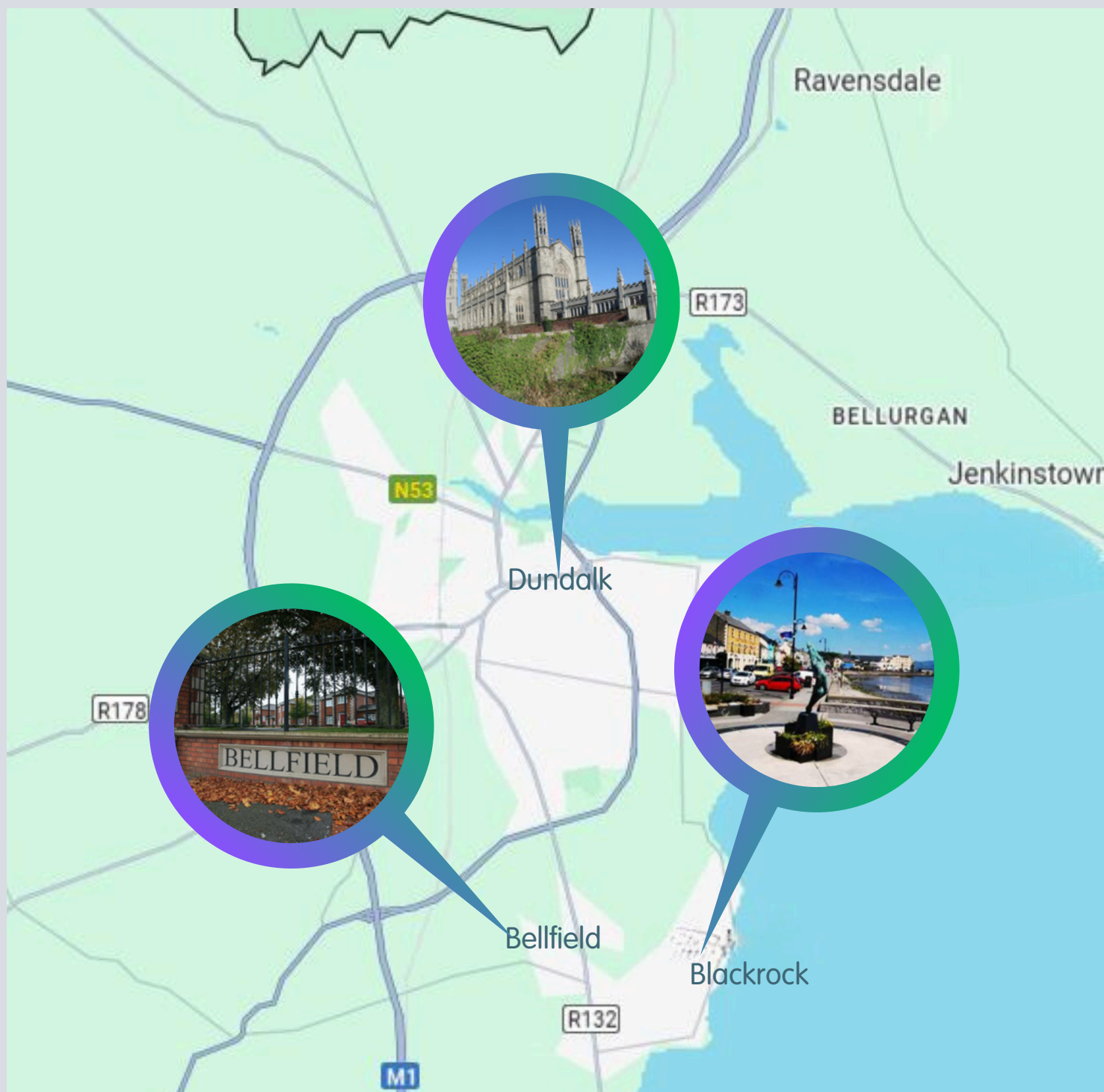
GENERAL

- All walls painted finish
- Stairs – Oak handrail, with white painted balustrades & Newel Posts
- Internal woodwork, skirting / architrave painted white
- Doors – white oak finish doors
- Air Source heat pump heating system with high output radiators
- Smoke and Carbon monoxide detectors
- Wired for intruder alarm
- uPVC Windows (Grey external / white internal)
- High quality Shaker Style Kitchen
- High quality Shaker Style utility
- Kitchen / Dining – LED spotlights in ceiling

BATHROOMS / EN-SUITE / WC

- White Classic sanitaryware
- Bath and shower locations Tiled floors, part tile walls

Location



Enjoy an abundance of recreational, educational, leisure, sporting and retail facilities right on your doorstep. Dundalk town centre & the seaside village of Blackrock are mere minutes away, both of which boast an array of award winning restaurants, fabulous golf clubs, sports clubs, shops, cinemas, nightlife, and wonderful recreational and educational facilities.

Bellfield homes are in an ideal location within a short drive to explore & experience Co. Louth's fantastic amenities & attractions

Easily commute to Dublin and Belfast via the M1 motorway (5 mins). Dundalk also provides an extensive bus and rail service to both cities.

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Affordable Housing

What is Affordable Housing.

A Local Authority Affordable Purchase Scheme brings homes onto the market for purchase at a reduced price for buyers who are seeking to purchase a newly built home but need to bridge the gap between their mortgage and deposit to cover the full price of the home. In return, Louth County Council will take a percentage equity interest in the home. For example, if an eligible applicant purchases a home at a 20% discount, Louth County Council will take a 20% equity interest in the home. The Local Authority Affordable Purchase Scheme aims to help people on moderate incomes to buy new homes at reduced prices. To qualify for the Louth County Council Affordable Purchase Scheme, you must meet specific criteria regarding residency, income, and property ownership.

Key Eligibility Criteria

- First-Time Buyers or "Fresh Start": You must be a first-time buyer or qualify under the "Fresh Start" principle (e.g., previously owned a home but are divorced, separated, or experienced bankruptcy).
- Residency: All applicants must be over 18 and have the right to reside indefinitely in Ireland. The home must serve as your normal, primary residence.
- Purchasing Power: Your maximum mortgage capacity (calculated as $4 \times$ your gross income) must not exceed 95% of the open market value of the property.
- Income Limits: Gross household income limits apply and are scheme-specific.
- Deposits: You must have a minimum deposit of 10% of the purchase price.

House Type (Number Available)	Minimum Purchase Price	Maximum Purchase Price	Gross Household Income Limit
3 Bed Semi Detached 119 Sq M - House Type A (8)	€321,623	€379,738	€85,441

More Information www.louthcoco.ie / www.reagunneproperty.ie



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Co. Louth.



Comhairle Contae **Lú**
Louth County Council

Louth County Council,
Millenium Buildings,
St Alphonsus Road,
Dundalk,

DISCLAIMER: 1. These particulars do not constitute an offer or any part thereof and none of the statements contained in the particulars as to property is to be relied on as statement or representation of fact. 2. The vendor does not make nor give REA Gunne Property, or its staff authorization to make or give any representation or warranty in respect of these properties. 3. All descriptions, dimensions, drawings etc. and reference to condition and necessary permission to use and occupation and other details are given in good faith and are believed to be correct but any intending purchaser should not rely on them as statements or representations of fact but must satisfy himself/herself by inspection otherwise to the correctness of each of them. 4. In the event of any inconsistency between these particulars and contract of sale, latter shall prevail. 5. All site maps attached hereto are for clarification purposes and should not be taken as contract maps as is also the case with floor plans.