

# Dowdalls Court

## Newry Road, Dundalk, Co. Louth.



# REA GUNNE

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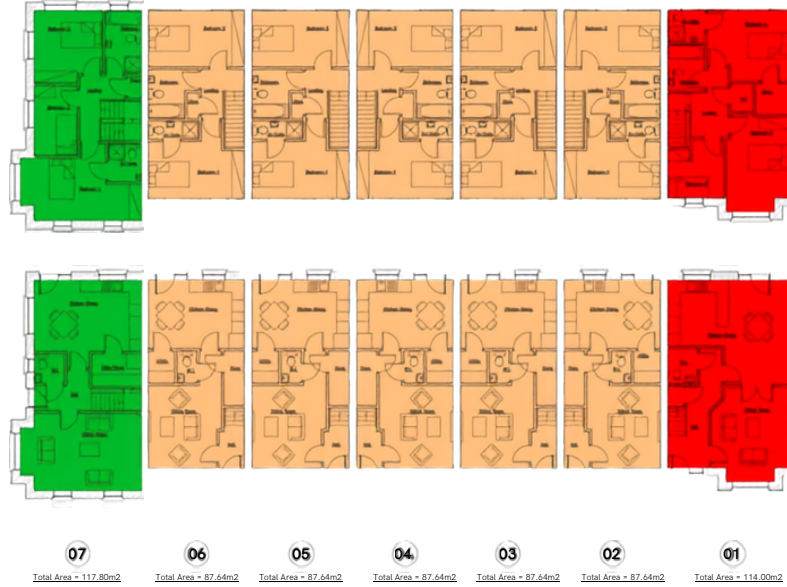


Comhairle Contae Lú  
Louth County Council

# Dowdalls Court

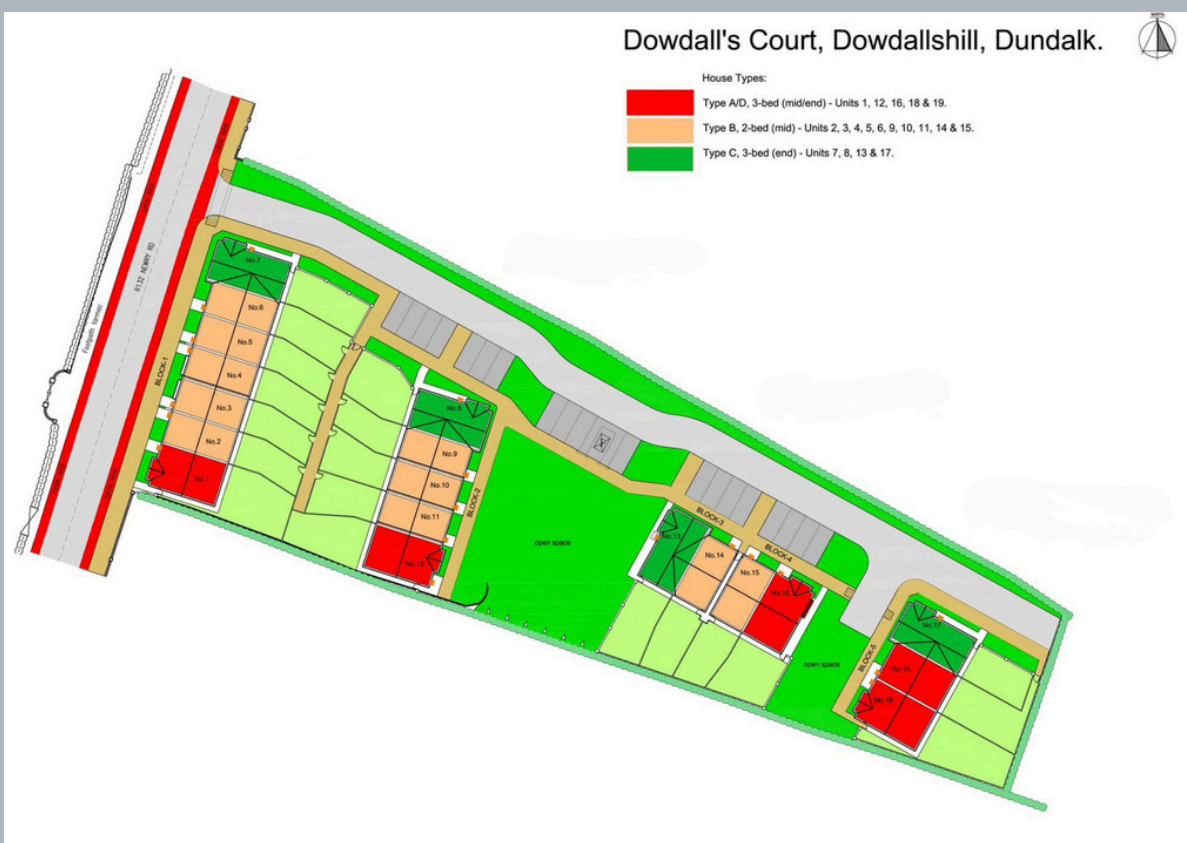
## Newry Road, Dundalk, Co. Louth.

Dowdall's Court, Dowdallshill, Dundalk.



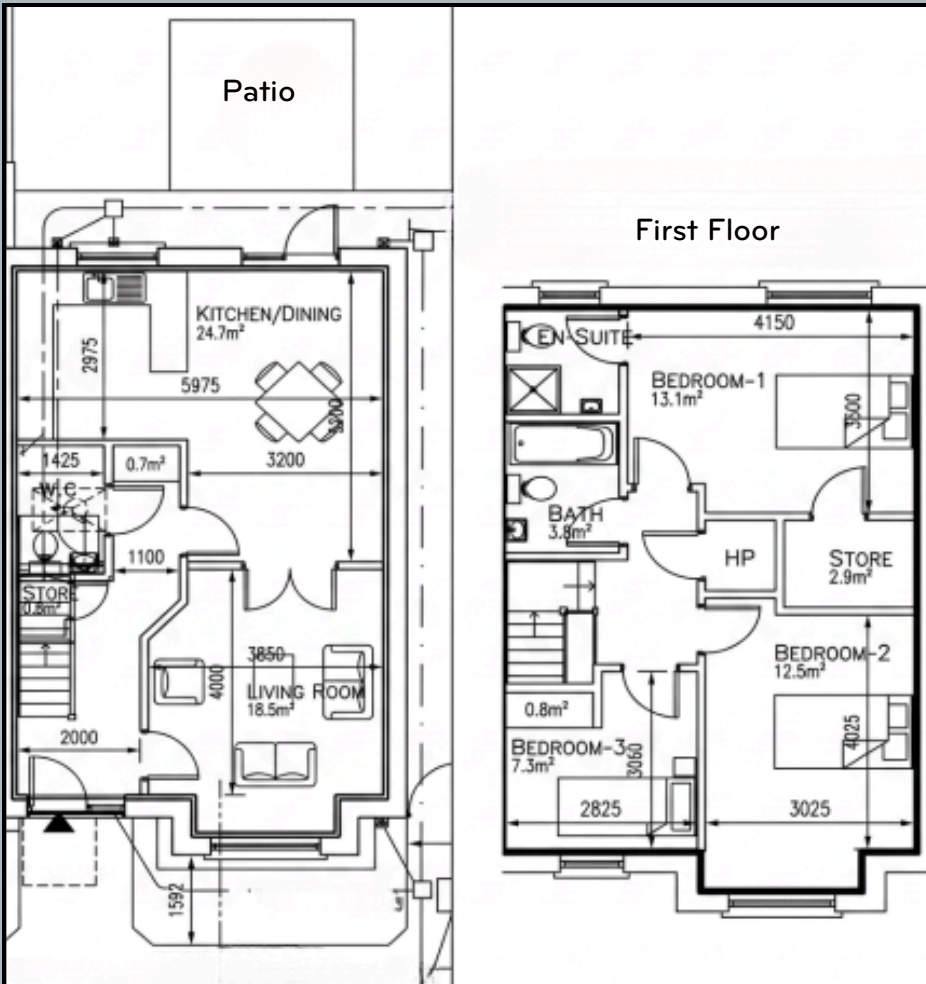
Unit No's 1 - 7

### Site Map



# Dowdalls Court, Newry Road, Dundalk, Co. Louth

## House Type A -3 Bed Mid Terrace c.114 Sq M

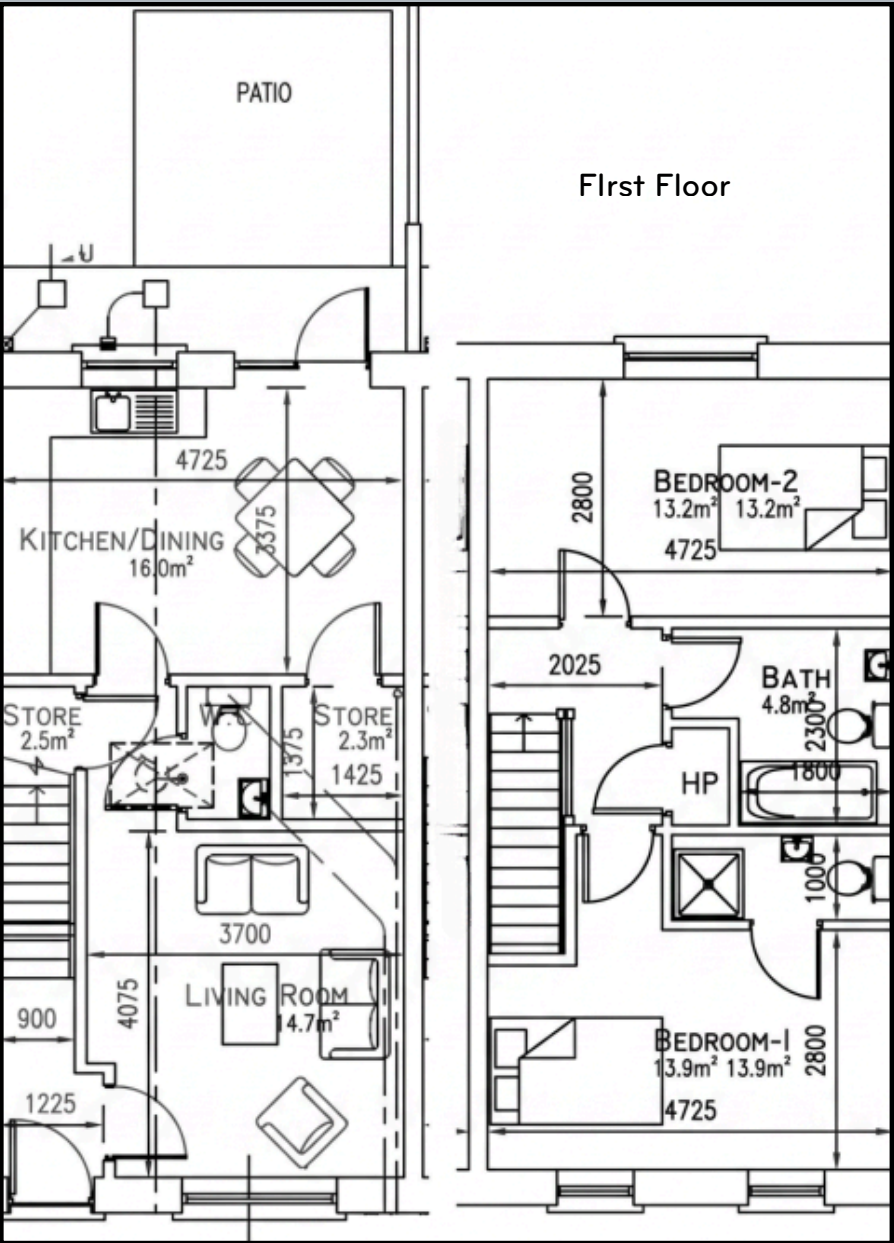


Ground Floor



# Dowdalls Court, Newry Road, Dundalk, Co. Louth

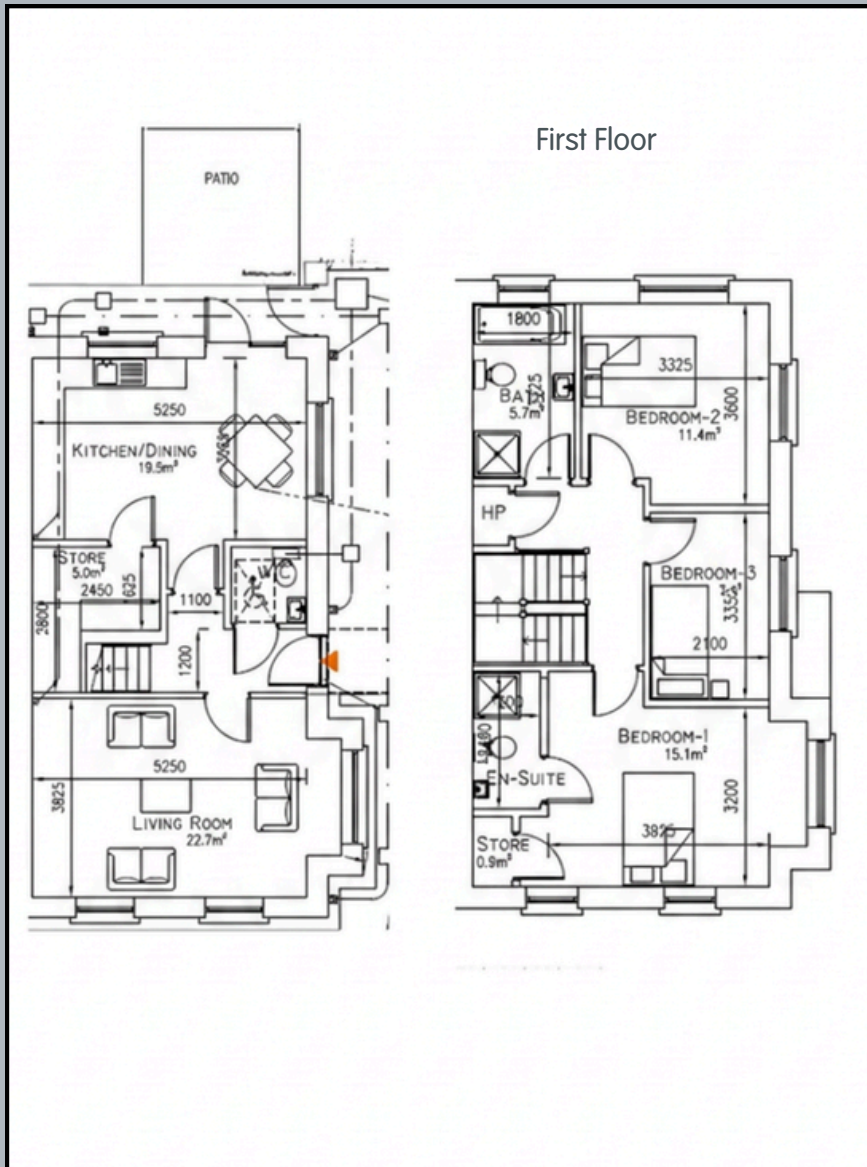
## House Type B - 2 Bed Mid Terrace c.88 Sq M



Ground Floor

# Dowdalls Court, Newry Road, Dundalk, Co. Louth

## House Type C - 3 Bed End Terrace c.113 Sq M



Ground Floor

# Location



Dowdalls Court is a small residential development just off the Newry Road, Dundalk. A highly convenient location, within walking distance of Dundalk Town Centre and all amenities. The M1 Motorway, North & South bound is just a short drive away. Some nearby attractions include The Dundalk Stadium & Dowdallshill GFC.



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### Housing Specifications

- High performance uPVC maintenance free windows and doors
- Ultra tech front door by Munster Joinery
- Multi point locking system to external doors
- Bathroom and ensuite
- Maintenance free high quality brick elevations with plaster render
- uPVC fascia and soffits, gutters and downpipes
- Quality kitchen
- Extractor fan included as standard
- Chrome sockets and switches above work tops
- Soft close drawers and doors
- High quality sanitary wear
- Thermostat controlled shower
- Quality interior joinery to include hard wood hand rails to stairs
- High performance radiators on ground and first floor

#### Outside

- Common areas landscaped
- Lawns seeded
- Access to electric charging points
- The properties are home bonded and qualify for help to buy and first home scheme.



# Dowdalls Court, Newry Road, Dundalk, Co. Louth.



## 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 × 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	Minimum Purchase Price	Maximum Purchase Price	Gross Household Income Limit
2 Bed End/Mid Terrace 88 Sq M (3)	€266,149	€351,500	€79,088
2 Bed End/Mid Terrace 88 Sq M (5)	€273,210	€351,500	€79,088
3 Bed End/Mid Terrace 110 Sq M (3)	€316,580	€384,750	€86,569
3 Bed End/Mid Terrace 110 Sq M (6)	€321,623	€384,750	€86,569

More Information [www.louthcoco.ie](http://www.louthcoco.ie) / [www.reagunneproperty.ie](http://www.reagunneproperty.ie)



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Comhairle Contae Lú  
**Louth** County Council

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

 **LOUTH  
AFFORDABLES**

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