



*Everything you need*

*Dundalk is ideally situated for you to experience and explore the history and mythology of this unique part of Ireland, whilst appreciating the beauty of it's seascapes and landscapes.*

M E D E B A W N

## Designed for living. Designed for you.

In addition to its history, Dundalk has a distinct sense of community and has become known as the economic gateway to Europe.

Along with the relaxed informality of some of the country's top level golf courses, health & fitness centres, Dundalk is now host to Ireland's first all weather horse racing track.





DUNDALK TOWN CENTRE







*When selling a property today, you hear  
“location, location, location”. What better  
location than Dundalk?*

*Dundalk has been designated city status and  
selected as a ‘gateway centre/ development’ but it  
still retains a warm atmosphere and a sense of  
community.*

**Somewhere practical and exciting.**  
**Somewhere beautiful and varied.**



#### **Medebawn, Dundalk**

Dundalk has been selected as a Gateway Centre for Development under the Irish Government’s National Spatial Strategy. This will position Dundalk as a primary centre of growth, alongside the four cities of Ireland outside Dublin. It is a major hub for Government Services, Shopping, Industry, Education and Transport.

Over 5,500 people from the Dundalk region commute on a daily basis to work in Dublin. Access improvements (road/rail) have facilitated a growing pool of highly skilled workers to live in the area and travel to work in Dublin, many of whom would be predisposed to working in Dundalk.

The Dundalk area has considerable technological expertise, apart from its centre of excellence based around DKIT (Dundalk Institute of Technology), the region plays host to world leading companies such as Ovelle Pharmaceutical, Boyle Bookmakers, Xerox Technology Park, ABB, Coca-Cola, Littelfuse (GE), DIAGEO, Quantum and Heinz.

*Experience the simple pleasure of walking in an area of outstanding natural beauty.*

*“Homes for those who love to come home”*

### Activities

Swimming, Horse Racing, Ice Skating, Trekking...

### Schools

Excellent educational facilities including Dundalk Institute of Technology (DKIT)

### Entertainment & Shopping

First class shopping including the award winning Marshes Shopping Centre.

### Transport

Only 5 minutes from the M1 Motorway, train station and quality bus services.



- Get fit at Health Fitness clubs.
- Pony-trekking and Equestrian pursuits
- Enjoy a day at the Táin Adventure centre
- Swing a Club at the many top level Golf clubs
- Wet a line and go fishing





## Location Map

Location map including amenities in and around Dundalk town centre.

## Site Plan

Site plan including house specifications.

## Location and Amenities





# Site Plan



## House Types

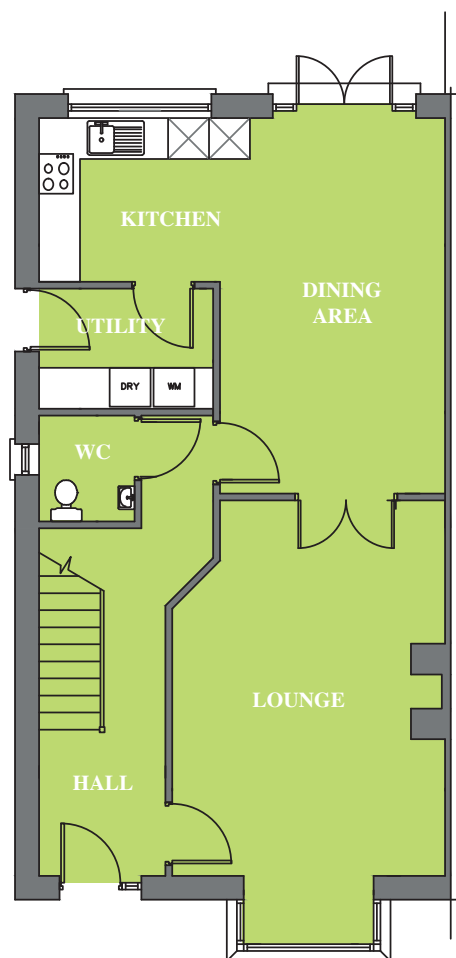
- Type 4A : Site 90-93
- Type 7A : Site 94-97
- Type 7B : Site 98-101
- Type 2A : Site 84-89 & 102-103
- Type 8A : Site 104-113
- Type 1 : Site 135-140

**TOTAL HOME AREA**  
136 m<sup>2</sup> (1,464 ft<sup>2</sup>)

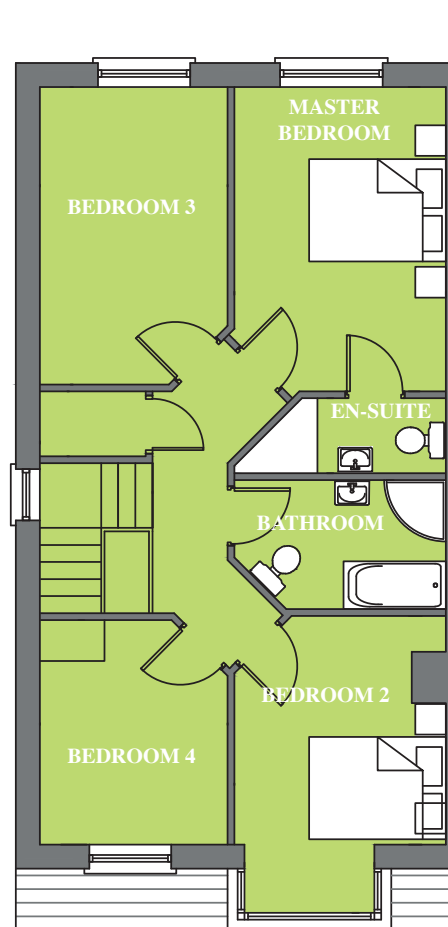
# HOUSE TYPE 2A 4 BEDROOM SEMI-DETACHED



M E D E B A W N



**Ground Floor Plan**  
Floor Area 68m<sup>2</sup> (732ft<sup>2</sup>)



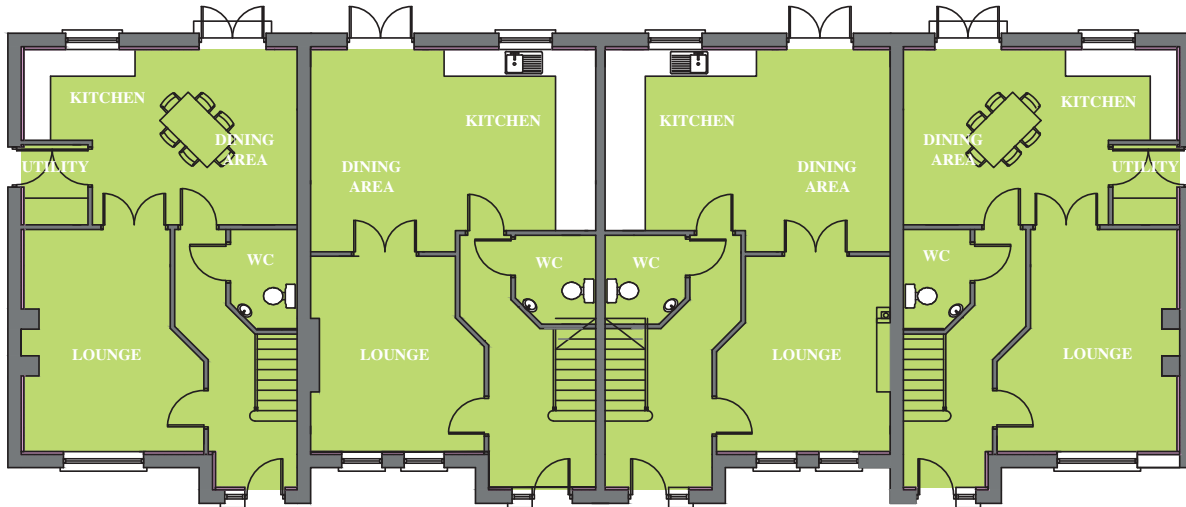
**First Floor Plan**  
Floor Area 68m<sup>2</sup> (732ft<sup>2</sup>)





**TOTAL HOME AREA**  
from 120 m<sup>2</sup> (1,292 ft<sup>2</sup>)

## HOUSE TYPE 4A 3 BEDROOM TERRACE

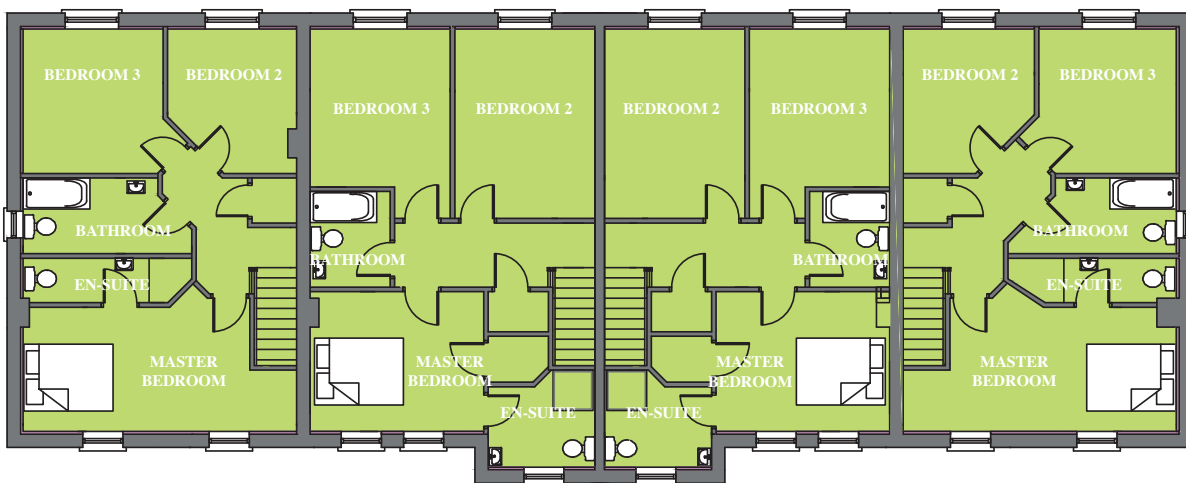


**Ground Floor Plan**  
Floor Area 57m<sup>2</sup> (614ft<sup>2</sup>)

**Ground Floor Plan**  
Floor Area 60m<sup>2</sup> (646ft<sup>2</sup>)

**Ground Floor Plan**  
Floor Area 60m<sup>2</sup> (646ft<sup>2</sup>)

**Ground Floor Plan**  
Floor Area 57m<sup>2</sup> (614ft<sup>2</sup>)



**First Floor Plan**  
Floor Area 55m<sup>2</sup> (592ft<sup>2</sup>)

**First Floor Plan**  
Floor Area 60m<sup>2</sup> (646ft<sup>2</sup>)

**First Floor Plan**  
Floor Area 60m<sup>2</sup> (646ft<sup>2</sup>)

**First Floor Plan**  
Floor Area 55m<sup>2</sup> (592ft<sup>2</sup>)

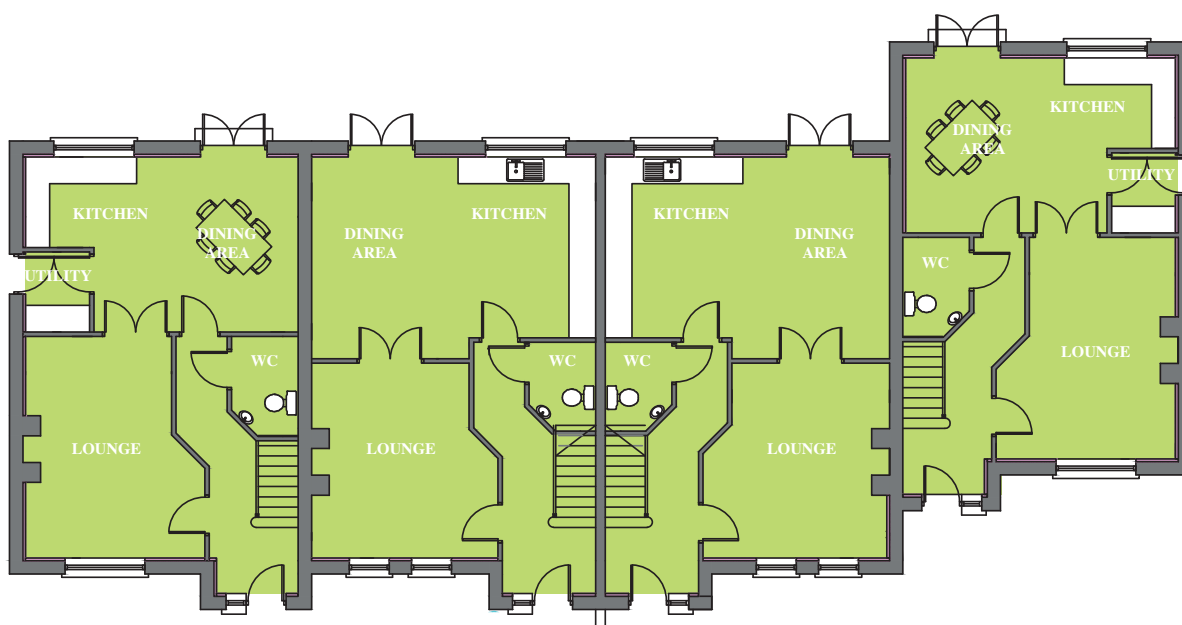


# HOUSE TYPE 7A

## 3 BEDROOM TERRACE

**TOTAL HOME AREA**  
from 118 m<sup>2</sup> (1,270 ft<sup>2</sup>)

M E D E B A W N

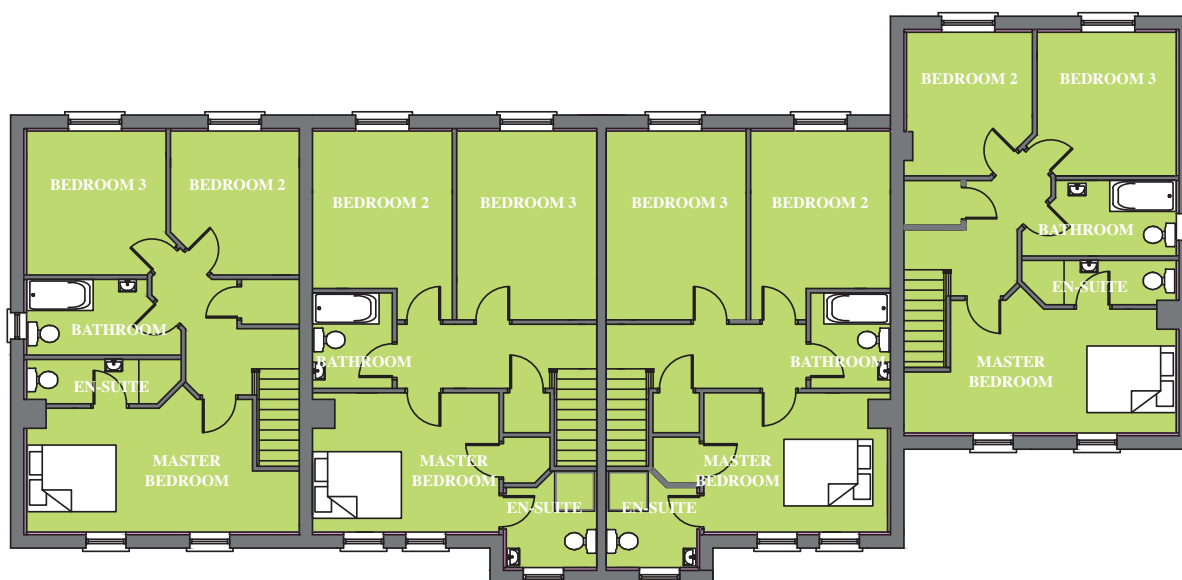


**Ground Floor Plan**  
Floor Area 57m<sup>2</sup> (614ft<sup>2</sup>)

**Ground Floor Plan**  
Floor Area 59m<sup>2</sup> (635ft<sup>2</sup>)

**Ground Floor Plan**  
Floor Area 59m<sup>2</sup> (635ft<sup>2</sup>)

**Ground Floor Plan**  
Floor Area 57m<sup>2</sup> (614ft<sup>2</sup>)



**First Floor Plan**  
Floor Area 55m<sup>2</sup> (592ft<sup>2</sup>)

**First Floor Plan**  
Floor Area 59m<sup>2</sup> (635ft<sup>2</sup>)

**First Floor Plan**  
Floor Area 59m<sup>2</sup> (635ft<sup>2</sup>)

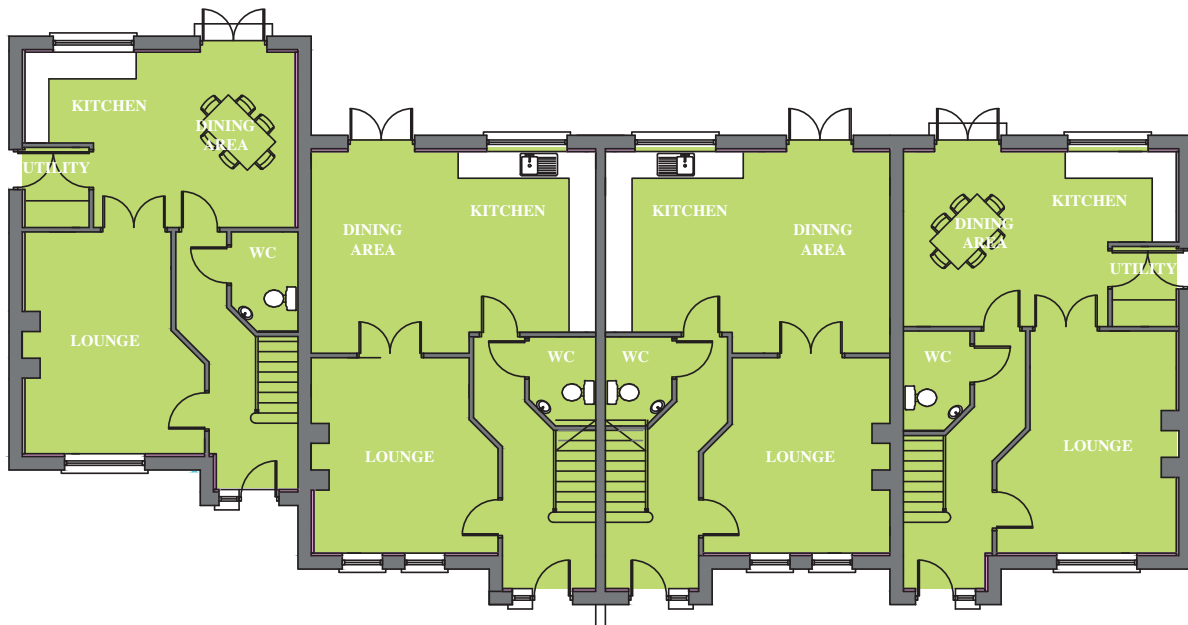
**First Floor Plan**  
Floor Area 55m<sup>2</sup> (592ft<sup>2</sup>)





**TOTAL HOME AREA**  
from 118 m<sup>2</sup> (1,270 ft<sup>2</sup>)

## HOUSE TYPE 7B 3 BEDROOM TERRACE

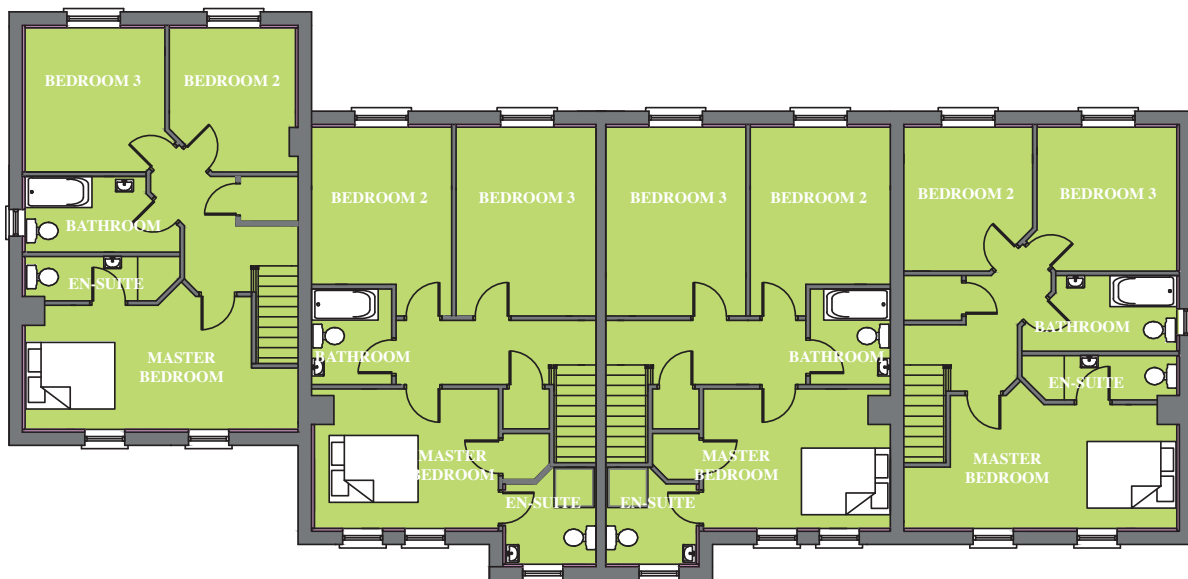


**Ground Floor Plan**  
Floor Area 57m<sup>2</sup> (614ft<sup>2</sup>)

**Ground Floor Plan**  
Floor Area 59m<sup>2</sup> (635ft<sup>2</sup>)

**Ground Floor Plan**  
Floor Area 59m<sup>2</sup> (635ft<sup>2</sup>)

**Ground Floor Plan**  
Floor Area 57m<sup>2</sup> (614ft<sup>2</sup>)



**First Floor Plan**  
Floor Area 55m<sup>2</sup> (592ft<sup>2</sup>)

**First Floor Plan**  
Floor Area 59m<sup>2</sup> (635ft<sup>2</sup>)

**First Floor Plan**  
Floor Area 59m<sup>2</sup> (635ft<sup>2</sup>)

**First Floor Plan**  
Floor Area 55m<sup>2</sup> (592ft<sup>2</sup>)



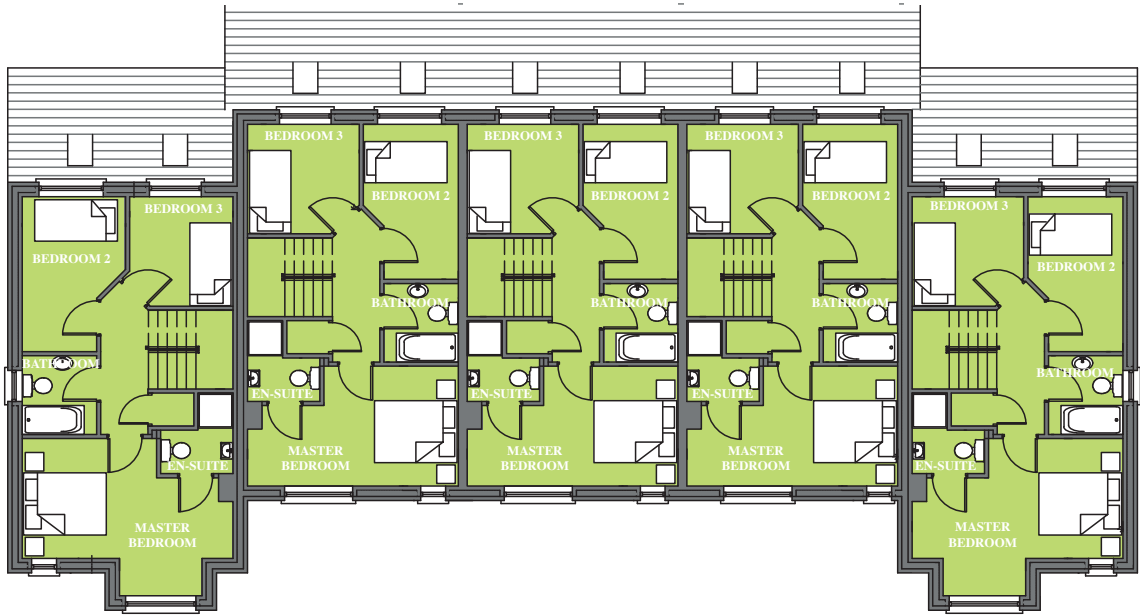
# HOUSE TYPE 8A

## 3 BEDROOM TERRACE

**TOTAL HOME AREA**  
from 106 m<sup>2</sup> (1,141 ft<sup>2</sup>)



**Ground Floor Plan** Floor Area 60m<sup>2</sup> (646ft<sup>2</sup>) **Ground Floor Plan** Floor Area 58m<sup>2</sup> (624ft<sup>2</sup>) **Ground Floor Plan** Floor Area 58m<sup>2</sup> (624ft<sup>2</sup>) **Ground Floor Plan** Floor Area 58m<sup>2</sup> (624ft<sup>2</sup>) **Ground Floor Plan** Floor Area 60m<sup>2</sup> (646ft<sup>2</sup>)



**First Floor Plan** Floor Area 46m<sup>2</sup> (495ft<sup>2</sup>) **First Floor Plan** Floor Area 45m<sup>2</sup> (484ft<sup>2</sup>) **First Floor Plan** Floor Area 45m<sup>2</sup> (484ft<sup>2</sup>) **First Floor Plan** Floor Area 45m<sup>2</sup> (484ft<sup>2</sup>) **First Floor Plan** Floor Area 46m<sup>2</sup> (495ft<sup>2</sup>)

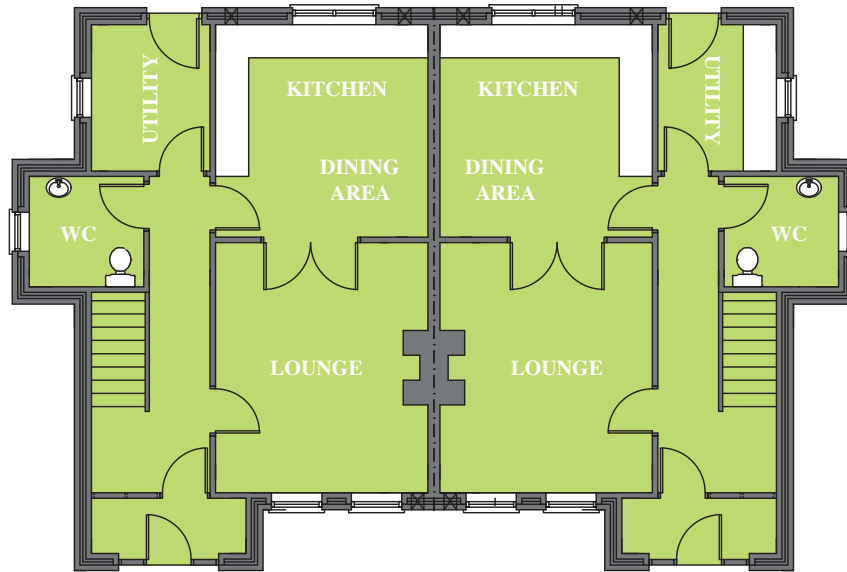


**TOTAL HOME AREA**  
from 112 m<sup>2</sup> (1,203 ft<sup>2</sup>)

# HOUSE TYPE 1

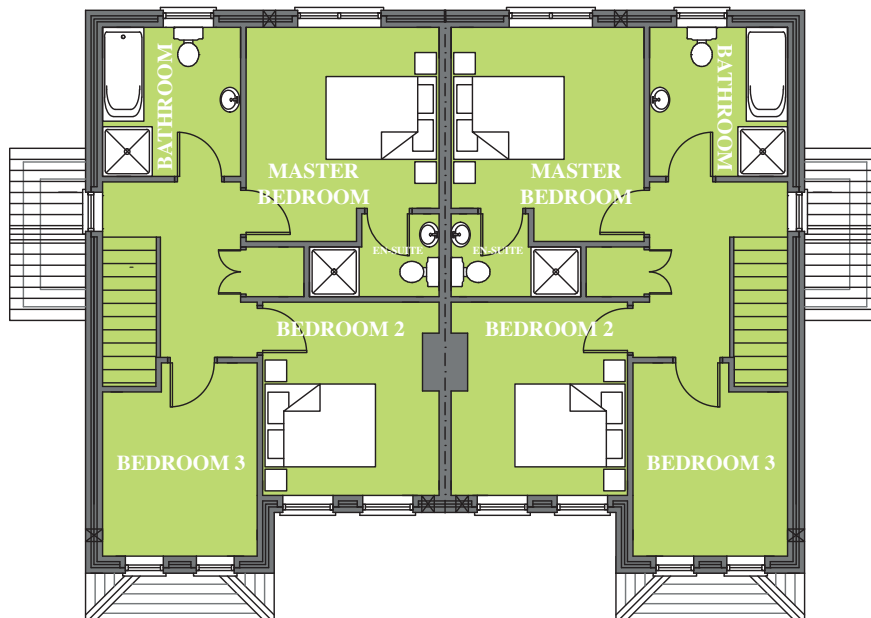
## 3 BEDROOM

### SEMI-DETACHED



**Ground Floor Plan**  
Floor Area 57m<sup>2</sup> (613ft<sup>2</sup>)

**Ground Floor Plan**  
Floor Area 57m<sup>2</sup> (613ft<sup>2</sup>)



**First Floor Plan**  
Floor Area 55m<sup>2</sup> (590ft<sup>2</sup>)

**First Floor Plan**  
Floor Area 55m<sup>2</sup> (590ft<sup>2</sup>)



## Specifications

### EXTERIOR

- Brick & painted front elevation
- Dashed and painted finish to side & rear
- UPVC Windows
- UPVC Fascias & Soffits
- Gardens graded top soiled & fenced to back
- Outside tap

### INTERIOR

- Heating – Air to water heat pump with high output radiators
- Smoke & Carbon Monoxide Detectors
- Mechanical heat recovery ventilation system
- Wired for Intruder Alarm
- Sitting room with Sealed Fitted fireplace
- All walls painted in Sand & Ceilings White
- Oak finish doors
- Ground floor tiled throughout (choice of tiles)
- Upstairs - choice of carpets - Bedrooms, Stairs and Landing)

### KITCHEN

- High quality Shaker style units in choice of colours with integrated appliances and choice of worktop

### BATHROOMS

- White classic SONAS sanitary ware fitted as standard in W.C Bathroom and En-Suite with heated towel rail in main bathroom
- Choice of wall tiles
- Attic space easily converted (subject to planning)



18 Clanbrassil St, Townparks  
Dundalk, Co. Louth  
Tel: +353 42 933 5500  
www.reagunneproperty.ie



2 Jocelyn Place  
Dundalk, Co. Louth  
Tel: +353 42 933 0019  
Email: herrengineering@eircom.net



Newry Road, Carrickarnon  
Ravensdale, Dundalk, Co Louth  
Tel: +44 (0)28 3083 0551  
www.mcparlandbrothers.com



Distillery House, Distillery Ln,  
Townparks, Dundalk, Co. Louth  
Tel: +353 42 933 1143  
www.mcdblaiw.ie

**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 or give, nor is Gunne Property, or its staff authorised to make or give any representation or warranty in respect of this property. 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, the 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.