Tuath Housing

COST RENTAL

ARD RAITHNÍ

BEARNA, CO. GALWAY

Tuath Housing

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ABOUT COST RENTAL

WHAT IS COST RENTAL?

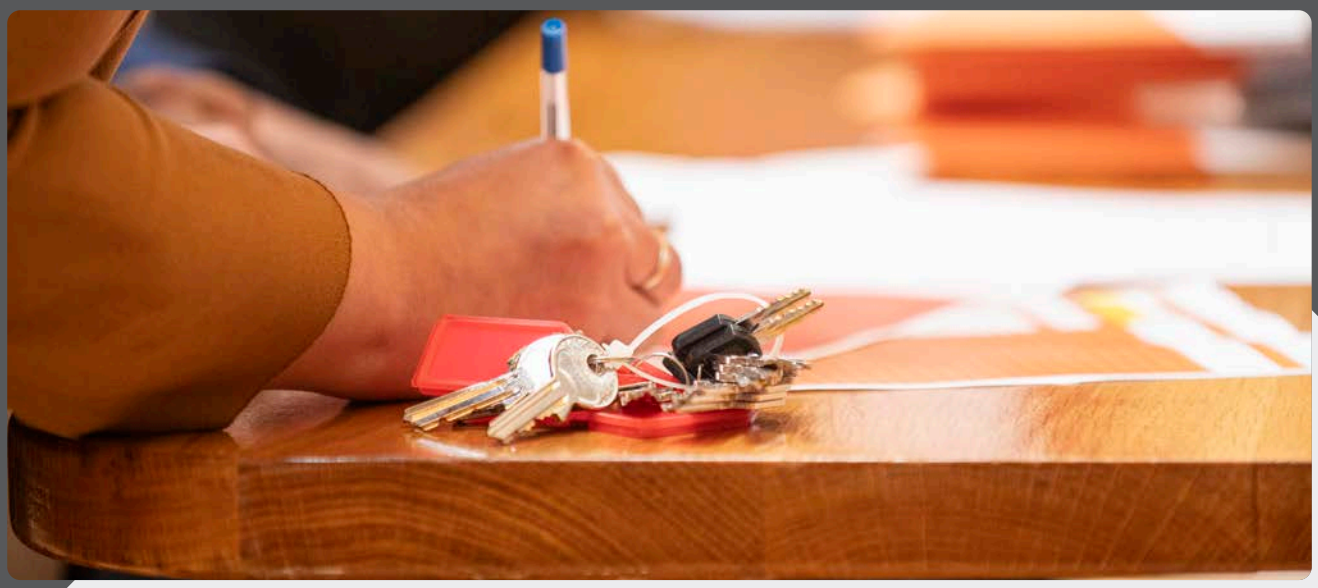
Cost Rental is a not-for-profit form of home rental where the rent you pay covers the cost of the construction, management, and maintenance of your new home. With rents set at a minimum of 25% below the average local market rate, Cost Rental offers a long-term, secure tenancy that is more affordable.

Tuath is Ireland's leading Cost Rental housing provider, with hundreds of new homes set for delivery in communities across Ireland.

***Please note that all images in this brochure are for illustrative purposes only and may not be representative of finished homes**

WHY CHOOSE COST RENTAL?

- **Long-term, secure tenure:** After a six-month probationary period in your new home, you will have a tenancy of unlimited duration*.
- **Not-for-profit:** Rents are set at a minimum of 25% below the local market average. Rates are set to cover the cost of construction and maintenance in your new home, not to generate profit, resulting in rent that is more affordable.
- **Quality homes in sustainable communities:** Tuath's Cost Rental homes are modern, energy-efficient and comfortable, and are located in vibrant, sustainable communities.
- **Experienced management:** Tuath is a professional housing organisation and experienced Cost Rental provider, offering residents excellent service and peace of mind.



AM I ELIGIBLE FOR A COST RENTAL HOME?

TO APPLY FOR OUR COST RENTAL PROPERTIES, YOU MUST BE ABLE TO PROVE THE FOLLOWING:

- Your net household income is below €66,000 per annum for Dublin or less than €59,000 for elsewhere in the country
- You can afford to pay the rent for the home
- You do not own a property
- You are not in receipt of any social housing supports
- Your household size matches the size of the property advertised
- Your household has only entered one application for a specific Cost Rental property

*Permanent tenancy is dependent on consistent rent payment and fulfilment of tenancy obligations. Terms and conditions for Cost Rental housing in Ireland follow those set out in the Affordable Housing Act, 2021.

ARD RAITHNÍ

TUATH HOUSING IS PLEASED TO INTRODUCE 14 MODERN COST RENTAL HOMES AT ARD RAITHNÍ, AN ATTRACTIVE, MIXED TENURE SEASIDE COMMUNITY LOCATED NEAR A VARIETY OF AMENITIES IN BEARNA, CO. GALWAY.

Rent

2 Bed Apartment – €1,380 per month

3 Bed Duplex – €1,590 per month

Deposit

2 Bed Apartment - €1,330

3 Bed Duplex – €1,540

BUILDING STANDARDS AND HOME EFFICIENCY

ARD RAITHNÍ'S A-RATED HOMES ARE FINISHED TO A HIGH STANDARD WITH COMFORT AND CONVENIENCE IN MIND.

Energy efficiency and sustainability

The homes at Ard Raithní are designed to be well-insulated and airtight, and all are fitted with solar panels and heat pumps. This high-spec finish has allowed them to achieve an 'A' BER energy rating, the highest possible rating, resulting in a reduced carbon footprint and energy cost savings.

External features

- Architecturally designed with lacken stone on selected areas to the front façade along with painted nap plaster finish
- Aluminium fascia and soffits
- Architecturally designed powder coated steel balconies with low maintenance timber composite decking

Internal finishes

- Walls and ceilings painted throughout and finished with emulsion paint
- Woodwork and joinery finished with satin oil paint
- Flooring throughout

Kitchen

- Stylish elegant kitchens from Regan Kitchens
- Built-in oven/hob and fridge/freezer
- Washer and dryer provided

Bathroom and ensuite

- Bathrooms and ensuite are fitted with stylish sanitary ware
- All bathrooms have a painted finish with feature tiling
- Pressurised hot water system for baths and showers

Windows and doors

- High performance low energy double glazed windows and doors
- Door access onto private balconies

Heating and ventilation

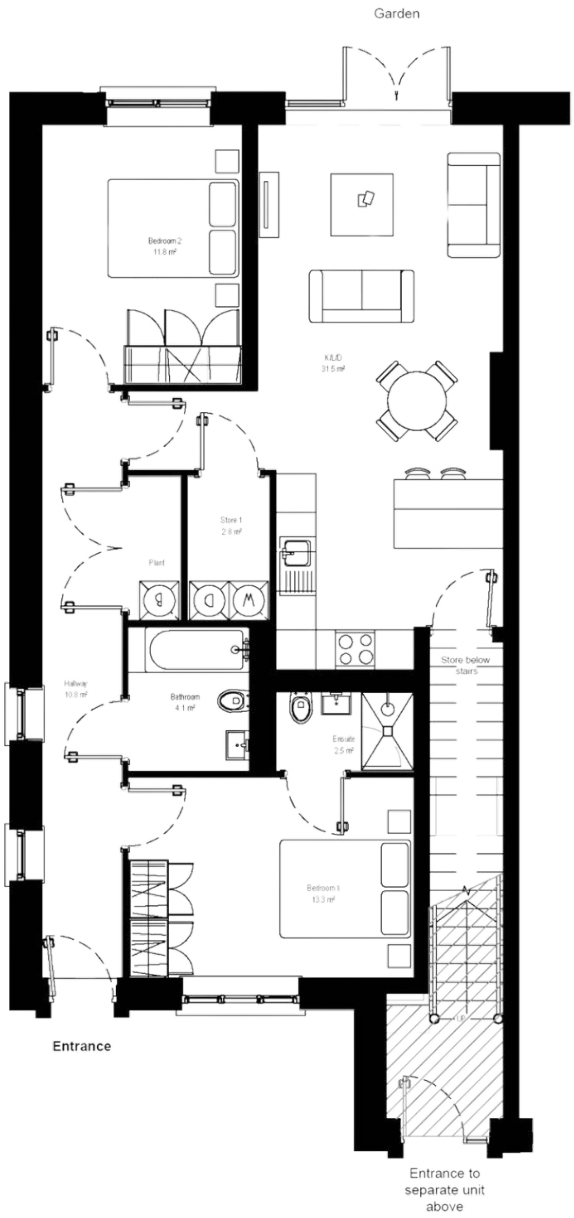
- Highly efficient heat recovery ventilation system designed to provide continuous tempered filtered fresh air, reducing energy consumption and providing superior internal air quality and comfort
- Air to water heat pump system providing on demand domestic hot water and energy efficient heating.

Resident Facilities

- A purpose built creche facility will also be on site
- Pocket parks, an all-weather playing surface and children's playground
- Car parking and secure indoor bicycle storage
- Electric Vehicle charging points

2 BED APARTMENT

89 sqm | 957 sqft



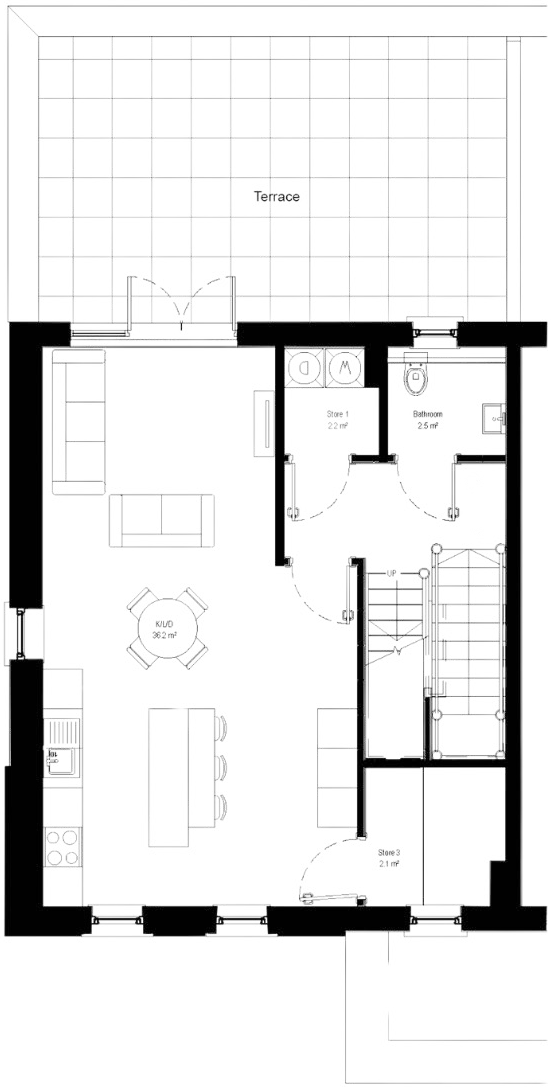
For illustrative purposes.
Plans and dimensions are indicative only and subject to change. Visuals used are for illustrative purposes only and may not be representative of finished homes.

3 BED DUPLEX

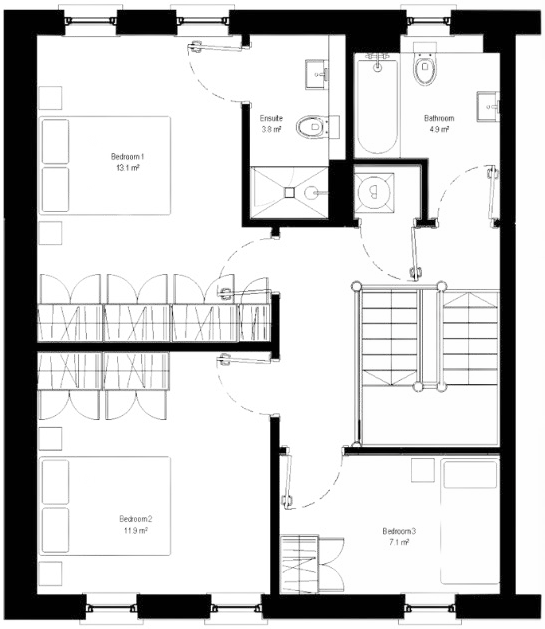
120 sqm | 1292 sqft

Ground access

Entrance at ground level with internal stair cases leading to First Floor living area and Second Floor bedrooms and bathroom.



First Floor



Second Floor

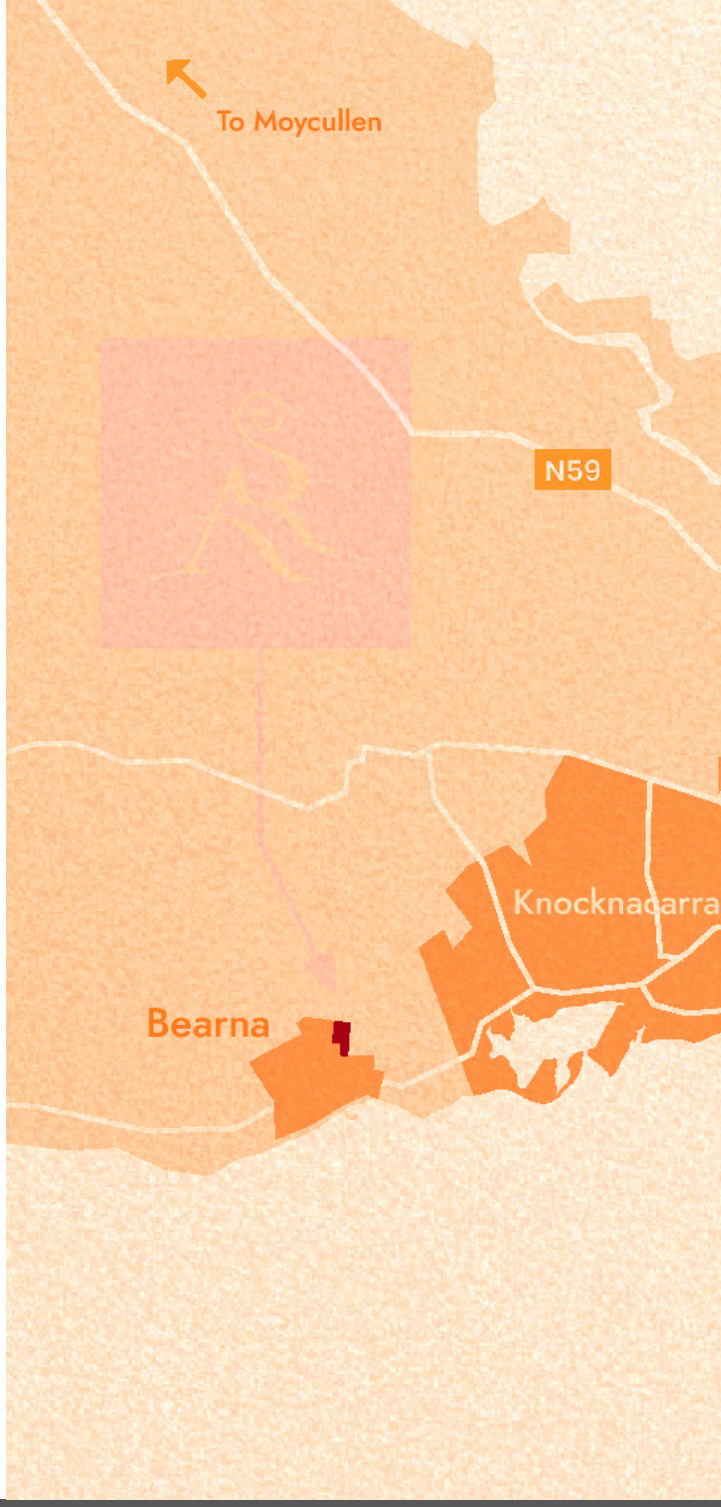
Schools
- Scoil Shéamais Naofa

Shopping
- Súil Eile Space
- Design House Bearna
- Evergreen Healthfoods
- Clarke's SuperValu

Sport
- CLG Bhearna (Bearna GAA Club)
- Bearna Na Forbacha Aontaithe
- Bearna Golf Club

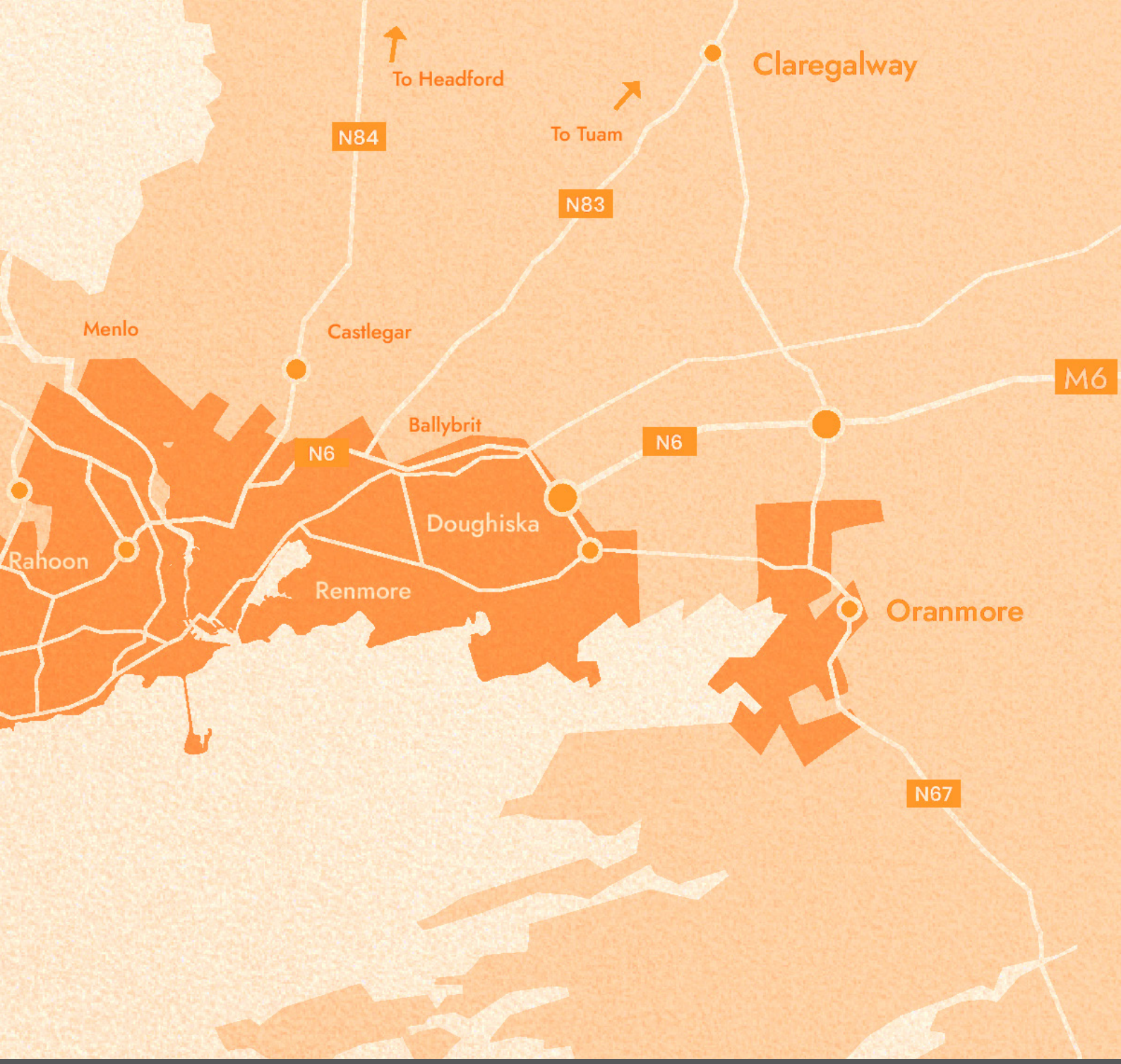
Transport
- Bearna Bus Stop - 424 to Galway City

Places of Interest
- Bearna Pier
- Silverstrand Beach
- Bearna Woods
- Rusheen Bay Windsurfing
- O'Grady's on the Pier



LOCAL AMENITIES AND ACCESS

Ard Raithní is in the village of Bearna, a vibrant Gaeltacht village and a gateway to Connemara. Ideally situated 7.5km from Galway City, Ard Raithní's location offers access to schools and third-level institutes (Buaile Beag National School, Coláiste na Coiribe, the University of Galway), essential services (University Hospital Galway), and recreational facilities (Bearna Golf Club, Bearna Sports Park, Lios na nÓg playground); as well as Bearna Woods and Silverstrand Beach.



By car

- University Hospital Galway – 13 mins
- Bearna Golf Club – 4 mins
- Eyre Square – 15 mins
- Pearse Stadium – 8 mins
- Galway Train Station – 16 mins
- Atlantic Technological University – 40 mins

By bike

- Silverstrand Beach – 7 mins
- University of Galway – 23 mins
- Bearna Woods – 5 mins
- Salthill Prom – 12 mins
- An Spidéal - 30 mins

To learn more about Cost Rental homes with Tuath, please visit our website: tuathhousing.ie/cost-rental/

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