



CARRIGMORE WOODS

CITY WEST





CONTENTS

Cost Rental	4
Carrigmore Woods	8
Rental rates and deposits	9
Building standards and home efficiency	10
Floor plans	13
Local amenities and access	18

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.

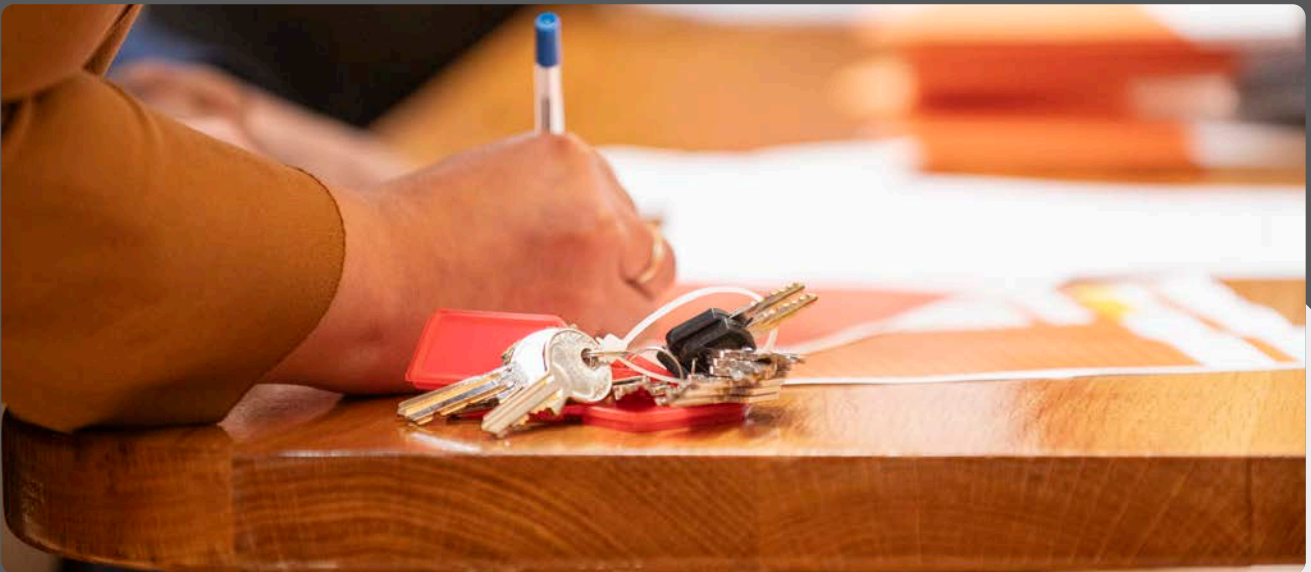
Tuath is Ireland's leading Cost Rental housing provider, with hundreds of new homes set for delivery in communities across Ireland.

*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

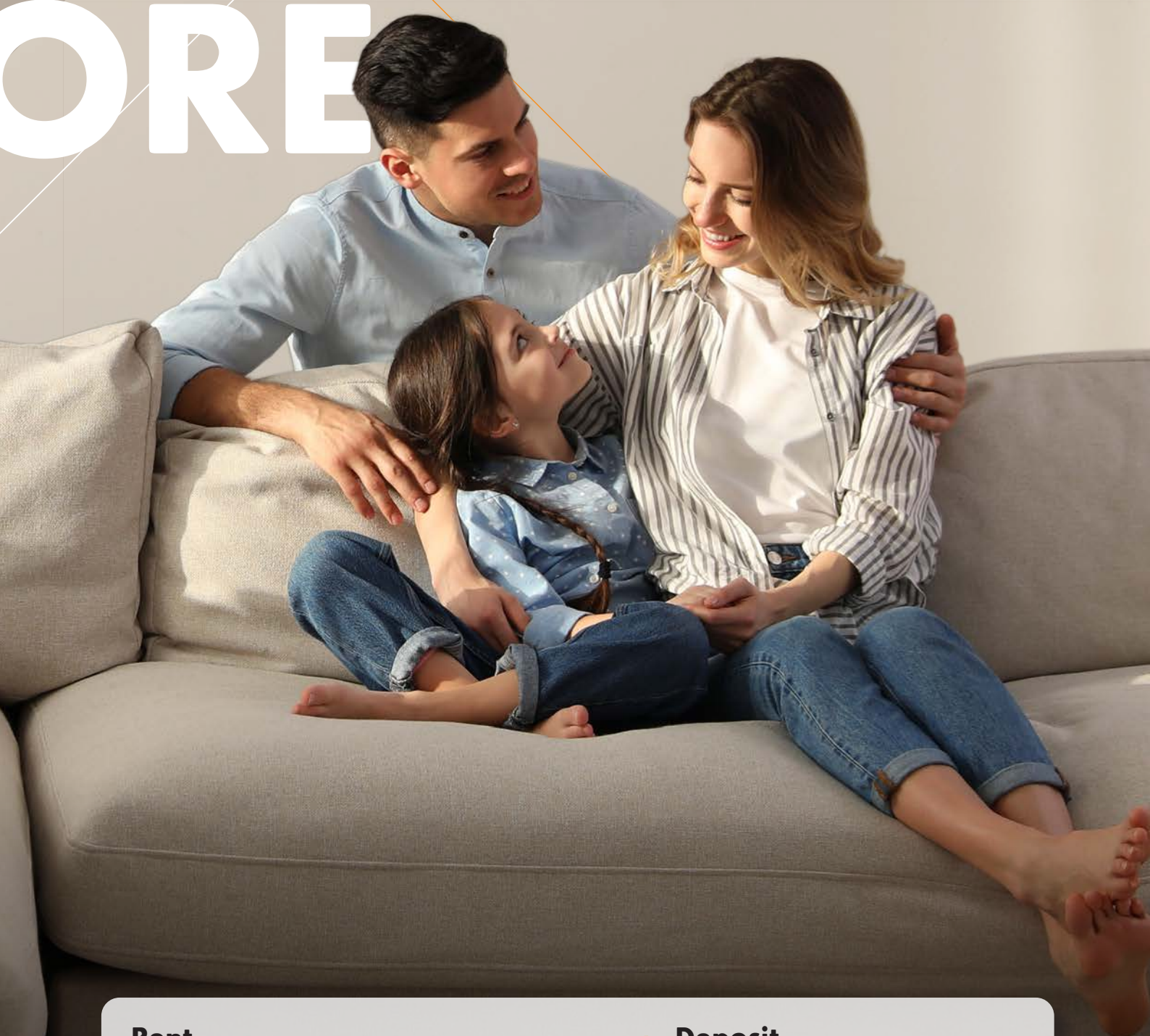
*Permanent tenancy is dependent on consistent rent payment and fulfilment of tenancy obligations. Terms and conditions for Cost Rental housing in Ireland follow those set out in the Affordable Housing Act, 2021.



CARRIGMORE WOODS

**TUATH HOUSING IS PLEASED TO INTRODUCE 153
COST RENTAL HOMES AT CARRIGMORE WOODS - A
LARGE SCALE, MIXED TENURE COMMUNITY LOCATED
IN CITYWEST NEAR A VARIETY OF AMENITIES.**

ORE



Rent

1 Bed Apartments - €1,395 per month
2 Bed Apartments - €1,595 per month

Deposit

1 Bed Apartments - €1,345
2 Bed Apartments - €1,545



BUILDING STANDARDS AND HOME EFFICIENCY

CARRIGMORE WOODS' A-RATED HOMES ARE FINISHED TO A HIGH STANDARD WITH COMFORT AND CONVENIENCE IN MIND.

Energy efficiency and sustainability

The homes at Carrigmore Woods 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

- Landscaped courtyard spaces
- Play areas and outdoor fitness equipment for residents
- High-quality external finishes for an attractive urban environment

Internal features

- Walls and ceilings painted throughout and finished with emulsion paint
- Flooring throughout
- Fitted wardrobes in bedrooms.

Electrical and heating

- A2 BER rating for energy efficiency
- Generous lighting, power points, switches
- Intercom system in apartments
- Virgin Media and Eir telecom infrastructure

Kitchen

- Contemporary kitchen designs with stylish finishes
- Built-in oven/hob
- Fridge/freezer and washer/dryer provided

Bathroom and ensuite

- Bathroom pods with modern fixtures
- Low-flow sanitaryware for water efficiency

Windows and doors

- High performance low energy double glazed windows and doors

Heating and ventilation

- Mechanical ventilation with heat recovery (MVHR) for better air quality
- Air to water heat pump system providing on demand domestic hot water and energy efficient heating

Resident facilities

- Basement and surface car parking available
- 10% of parking spaces equipped with EV charging stations
- Access control system for main entrance, plant stores, and bin stores
- CCTV at key locations



1 BED CORNER APARTMENT

50.7 sqm | 546 sqft

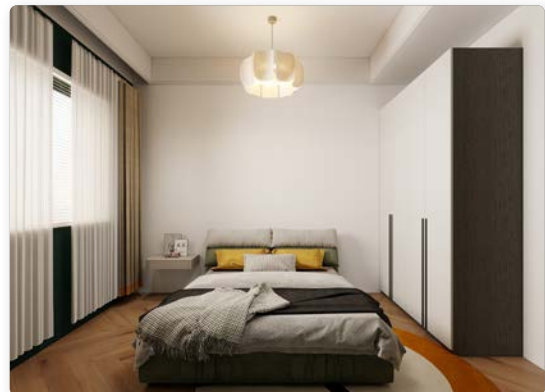


For illustrative purposes.

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.

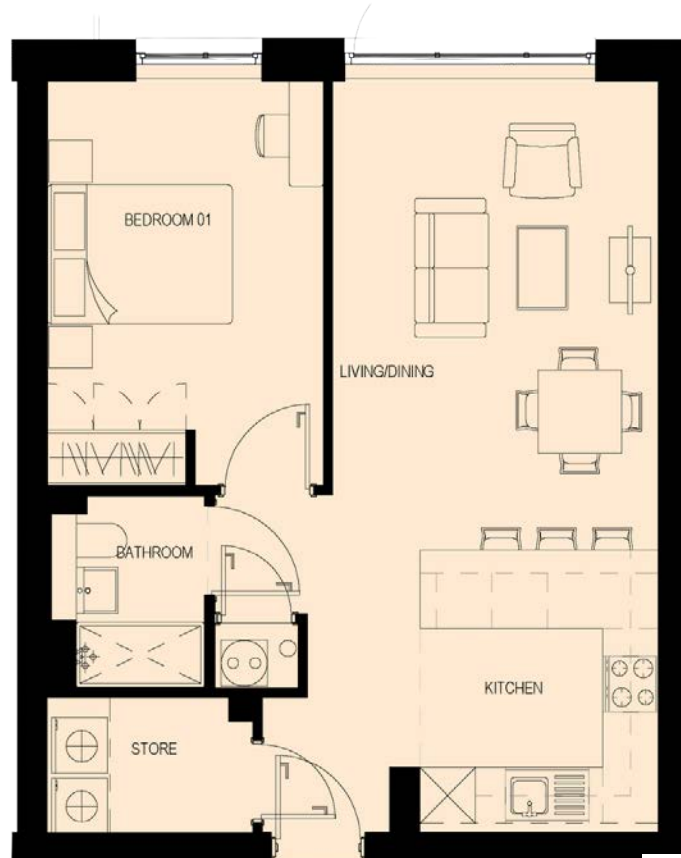
1 BED LONG APARTMENT

55.7 sqm | 600 sqft



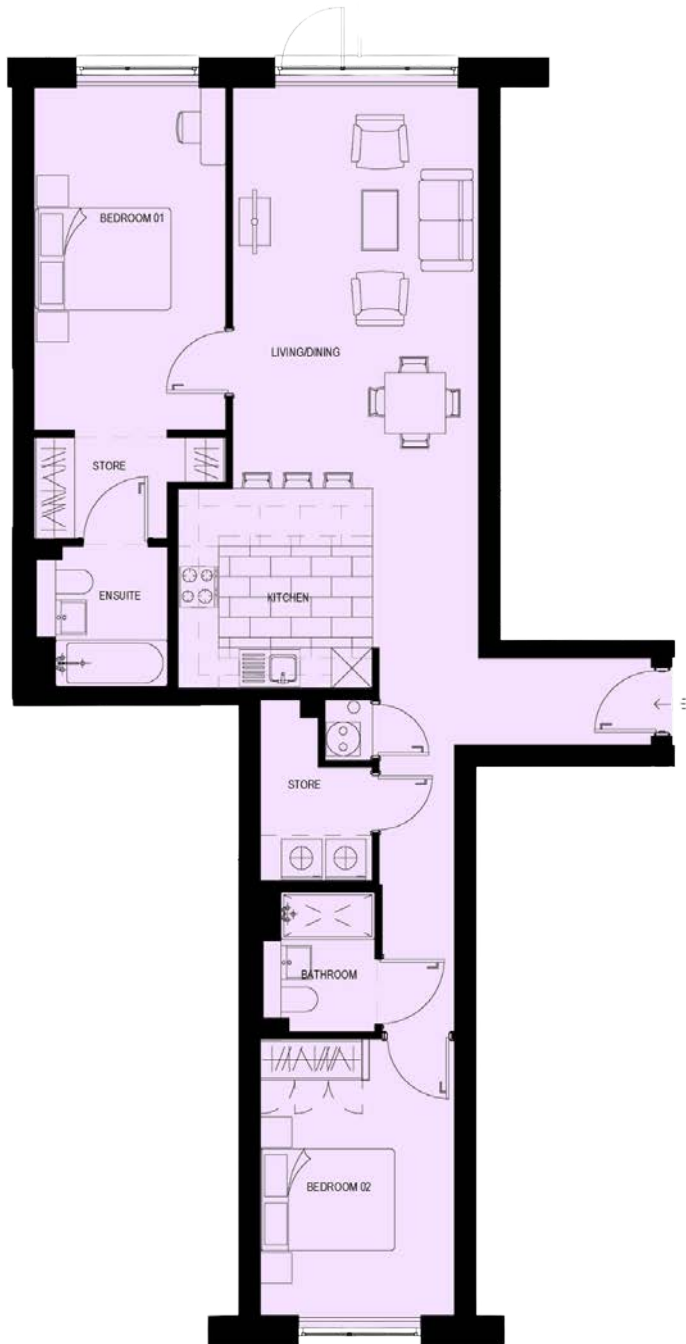
1 BED SQUARE APARTMENT

50.9 sqm | 548 sqft



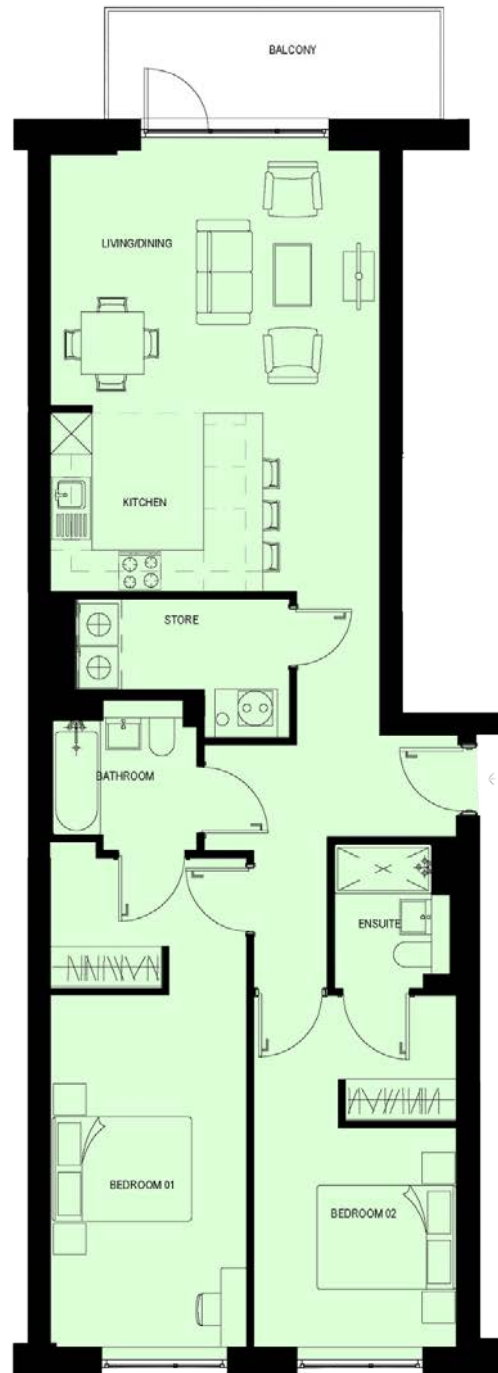
2 BED STAGGERED APARTMENT

84.7 sqm | 911.4 sqft



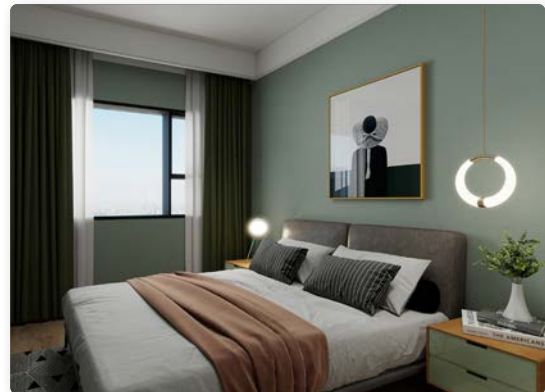
2 BED LONG APARTMENT

87.2 sqm | 938.9 sqft



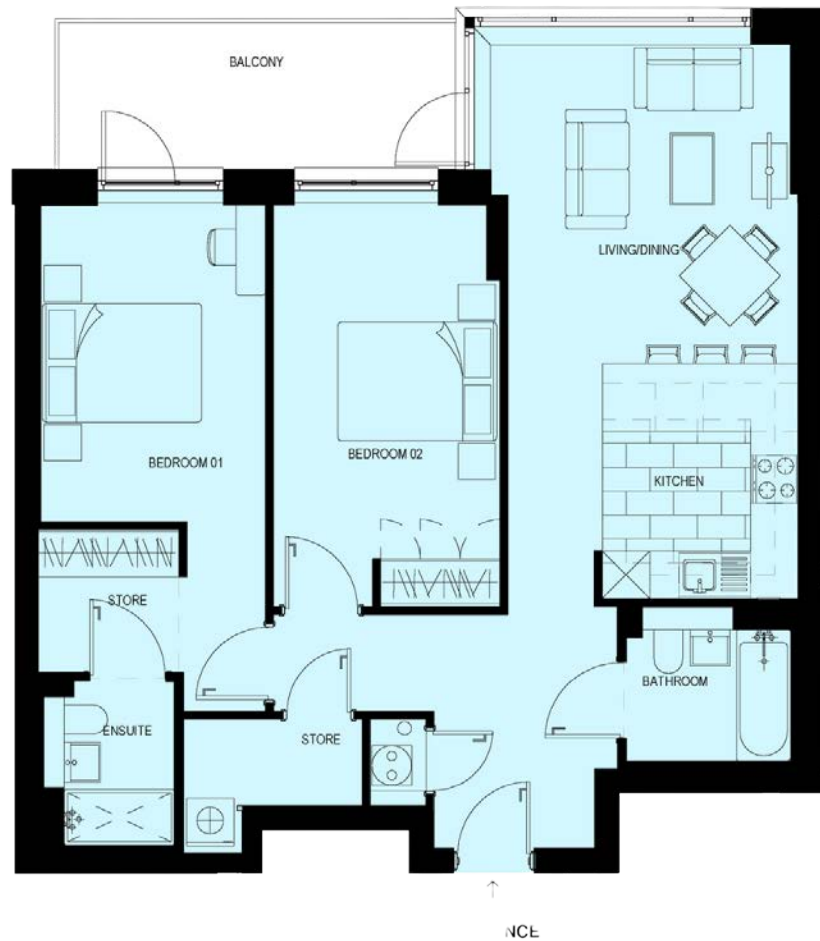
2 BED SYMMETRICAL APARTMENT

74.3 sqm | 800 sqft



2 BED APARTMENT

77 sqm | 828.8 sqft



2 BED CORNER APARTMENT

73.1 sqm | 786.8 sqft





Schools

- Citywest Educate Together National School
- Citywest & Saggart Community National School
- St Mary's National School Saggart
- Coláiste Pobail Fóla
- Rathcoole Educate Together Secondary School

Shopping

- Citywest Shopping Centre
- Dunnes Stores
- Tesco Express
- Lidl Fortunestown

Sport

- Citywest Golf Resort
- Rathcoole Football Club
- Saggart Gym & Fitness

Places of Interest

- Citywest Hotel & Conference Centre
- Corkagh Park
- Avoca Rathcoole
- Rua Red Arts Centre
- Civic Theatre Tallaght
- Tallaght Adventure World



LOCAL AMENITIES AND ACCESS

Carrigmore Woods is a well-located development in the heart of Citywest, offering excellent connectivity and convenience. The Fortunestown Luas stop is just a 3-minute walk away, providing direct access to Dublin city centre via the Red Line. Several bus routes also serve the area, including the 65B, 77A, 77X, S8, and W6, while the nearby N7 places the city centre just 25 minutes away by car.

Citywest Shopping Centre is a 2-minute drive or 10-minute walk, offering a range of retail and dining options. Families are well catered for, with Citywest Educate Together NS and Citywest & Saggart CNS both within a 5-minute drive. Secondary and third-level options, including St. Aidan's Community School and TU Dublin's Tallaght Campus, are just 10 minutes away.



By car:

- Citywest Shopping Centre – 2 minutes
- Citywest Business Campus – 2 minutes
- N7 national road – 3 minutes
- Tallaght University Hospital – 10 minutes
- Technological University Dublin, Tallaght Campus – 10 minutes
- St. Aidan's Community School – 10 minutes
- Rua Red Arts Centre – 10 minutes
- Civic Theatre Tallaght – 10 minutes
- Tallaght Adventure World – 10 minutes

By public transport:

- Fortunestown Luas stop (Red Line) – 3-minute walk
- Dublin city centre (via Luas) – approx. 45 minutes
- Bus routes 65B, 77A, 77X, S8, W6 – all within 5-minute walk

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

tuathhousing.ie/cost-rental/



33 Leeson Street Lower D02 KD68

www.tuathhousing.ie

Tel: 01 676 1602