Tuath Housing

COST RENTAL



FOXWOOD BARN

CITYWEST





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.

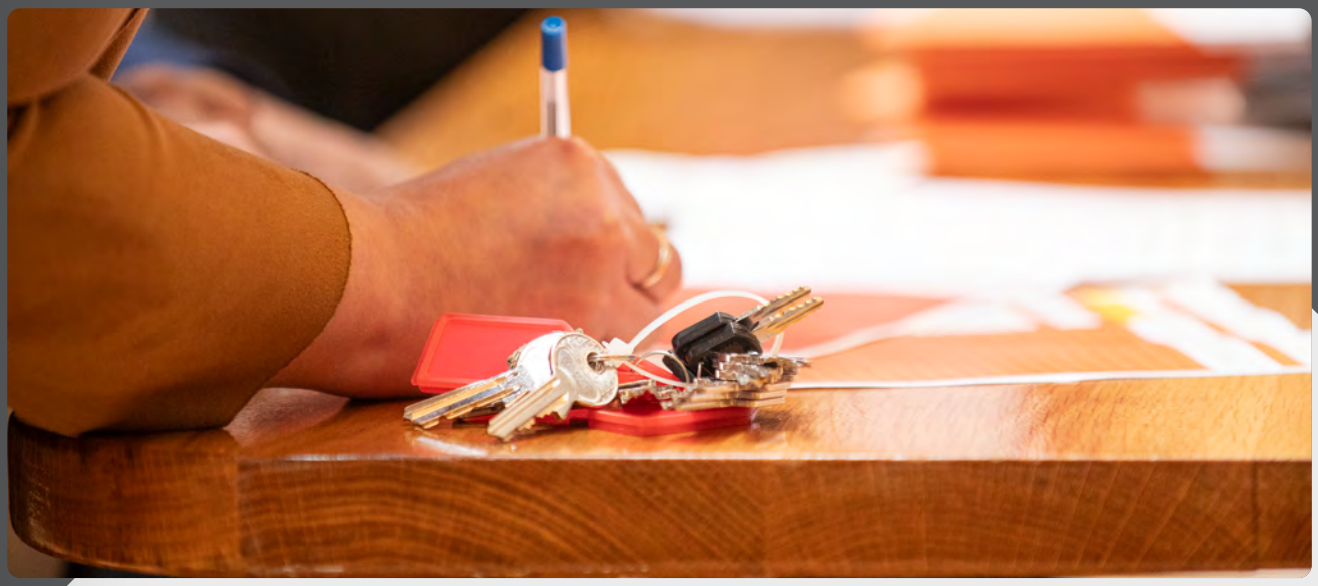
Tuath is Ireland's leading Cost Rental housing provider, with hundreds of new homes set for delivery in communities across Ireland.

**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.



FOXWOOD BARN

TUATH HOUSING IS PLEASED TO INTRODUCE 139 NEW COST RENTAL HOMES AT FOXWOOD BARN, A LARGE-SCALE, MIXED TENURE COMMUNITY LOCATED NEAR A VARIETY OF AMENITIES IN CITYWEST.

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Rent

1 Bed Apartment - €1,395 per month

2 Bed Apartment - €1,595 per month

Deposit

1 Bed Apartment - €1,345

2 Bed Apartment - €1,545



BUILDING STANDARDS AND HOME EFFICIENCY

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

Energy efficiency and sustainability

The homes at Foxwood Barn 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

- Maintenance-free exteriors
- Tasteful mix of brick and/or render
- PVC fascia, gutters and downpipes
- Composite front doors with secure locking system
- Seeded gardens

Internal features

- Walls and ceilings painted in Fleetwood Vinyl Matt throughout
- Quality interior joinery to include painted doors and contemporary skirting and architraves finished in an off-white satin paint
- Shaker-style fitted wardrobes in the master bedroom

Electrical and heating

- Generous lighting, power points and switches
- Smoke and heat detectors fitted as standard
- TV connection in living, kitchen and master bedroom
- A-rated condensing Heat Pump heating system which is thermostatically controlled to maximise your comfort
- Provisions for the installation of a car charging point where applicable

Kitchen

- Superb modern kitchen with soft close doors
- All kitchens are fitted with an upstand

Bathroom and ensuite

- Stylish contemporary bathroom, ensuite and guest WC with elegant sanitary ware
- Beautiful taps, shower heads & bath fittings

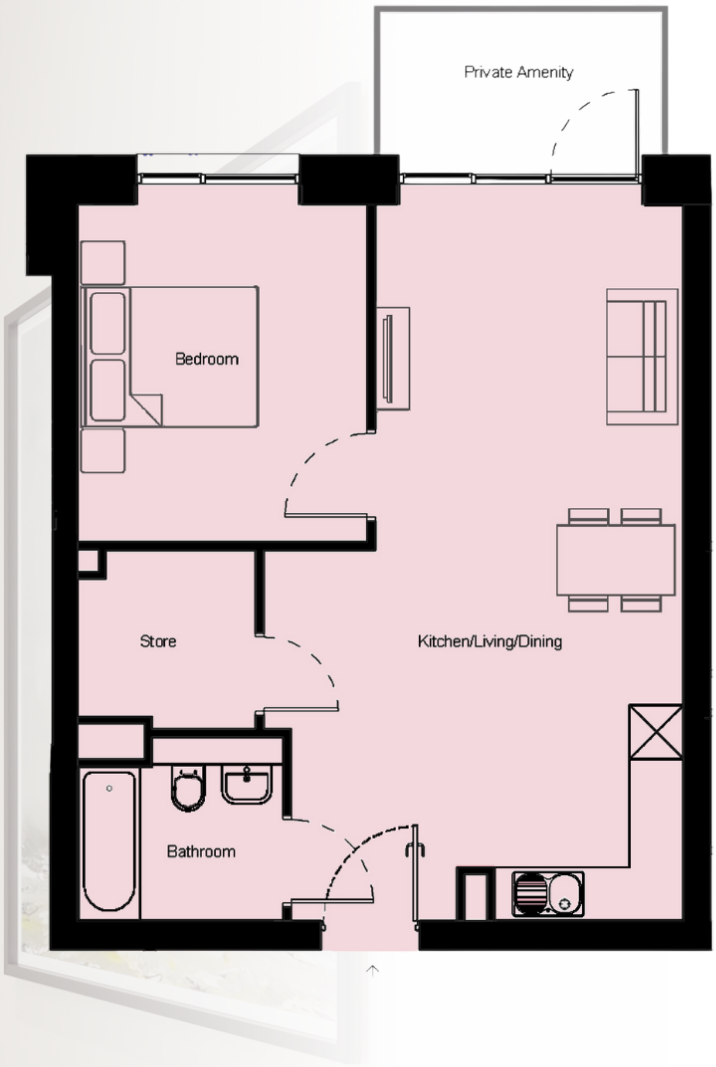
Windows and doors

- uPVC double glazed A-rated windows
- French two-tone double doors to back garden where applicable



1 BED APARTMENT

53.7 sqm | 578 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.

2 BED APARTMENT

75.2 sqm | 809 sqft







2 BED CORNER APARTMENT

77.2 sqm | 831 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

- Rathcoole Football Club
- Saggart Gym & Fitness

Places of Interest

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

LOCAL AMENITIES AND ACCESS

Foxwood Barn 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/

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Tuath
Housing

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