



KILCARBERY GRANGE

CLONDALKIN



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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.

KILCARBERY GRANGE

TUATH HOUSING IS PLEASED TO INTRODUCE 52 NEW COST RENTAL HOMES AT KILCARBERY GRANGE IN THE VIBRANT COMMUNITY OF CLONDALKIN. THE DEVELOPMENT OFFERS EXCELLENT ACCESS TO DUBLIN CITY AND A WIDE RANGE OF LOCAL AMENITIES.

RY



Rent

- 1 Bed Apartment - €1,285 per month
- 2 Bed Apartment - €1,535 per month
- 3 Bed Apartment - €1,799 per month

Deposit

- 1 Bed Apartment - €1,235
- 2 Bed Apartment - €1,485
- 3 Bed Apartment - €1,749

THE ASHES

BLOCK 1

23 homes



ABOUT

Tuath Housing's new offering at Kilcarbery Grange consists of two modern apartment blocks, The Ashes and The Rowans. Both are thoughtfully positioned to overlook the landscaped Kilcarbery Grange Square, giving residents an attractive outlook and a strong sense of place within this vibrant new community.

THE ROWANS

BLOCK 2

29 homes





BUILDING STANDARDS AND HOME EFFICIENCY

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

Energy efficiency and sustainability

The homes at Kilcarbery Grange 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.

KILCARBERY GRANGE - CLONDALKIN



External features

- High-quality external finishes and, soffits, gutters and downpipes fitted as standard.
- Excellent level of wall, floor and roof insulation to ensure minimal heat loss
- Balconies and terraces to apartments finished with clear glass in a metal frame
- NSAI certified A-Rated uPVC double glazed windows with safety catches for improved security

Internal finishes

- High-quality joinery throughout
- Skimmed, finished and painted walls and ceilings
- Extra ceiling height to the ground floor creating a sense of space
- Fitted blinds and flooring throughout
- Fitted wardrobes in all bedrooms

Heating and electrical

- A-rated condensing heat pump heating system which is thermostatically controlled to maximise your comfort
- Generous lighting, power points and switches throughout
- Smoke and heat detectors throughout as standard

Kitchens

- Superb modern kitchen fully fitted with a washer/dryer, fridge/freezer, hob and oven
- Stone-effect worktops and brushed chrome doorknobs

Bathrooms and ensuite

- Contemporary bathroom suites with vanity units in family bathrooms and mono-block chrome fittings.
- Shower system with low-profile shower trays and shower doors in ensuites

Parking

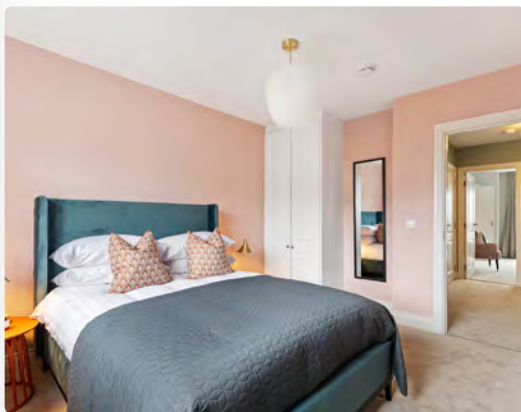
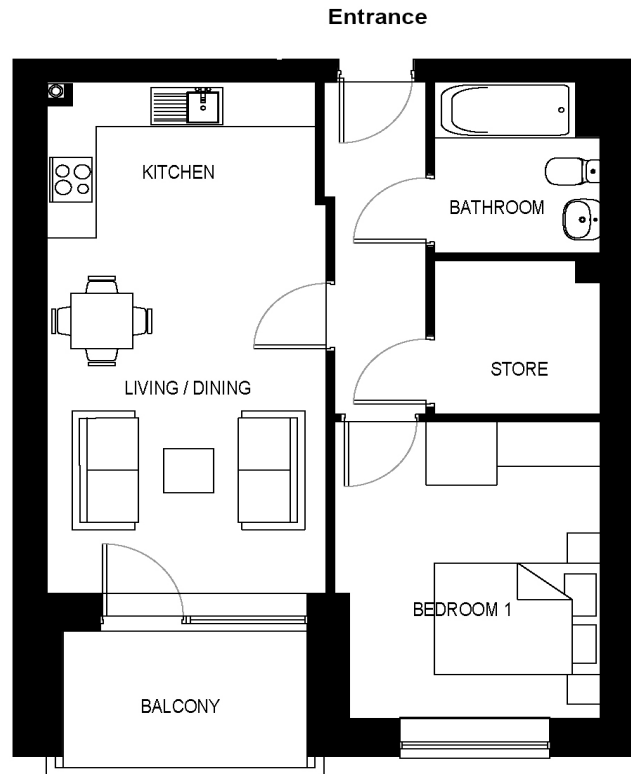
- On-street communal parking for all residents.





1 BED APARTMENT

50 sqm | 538 sqft

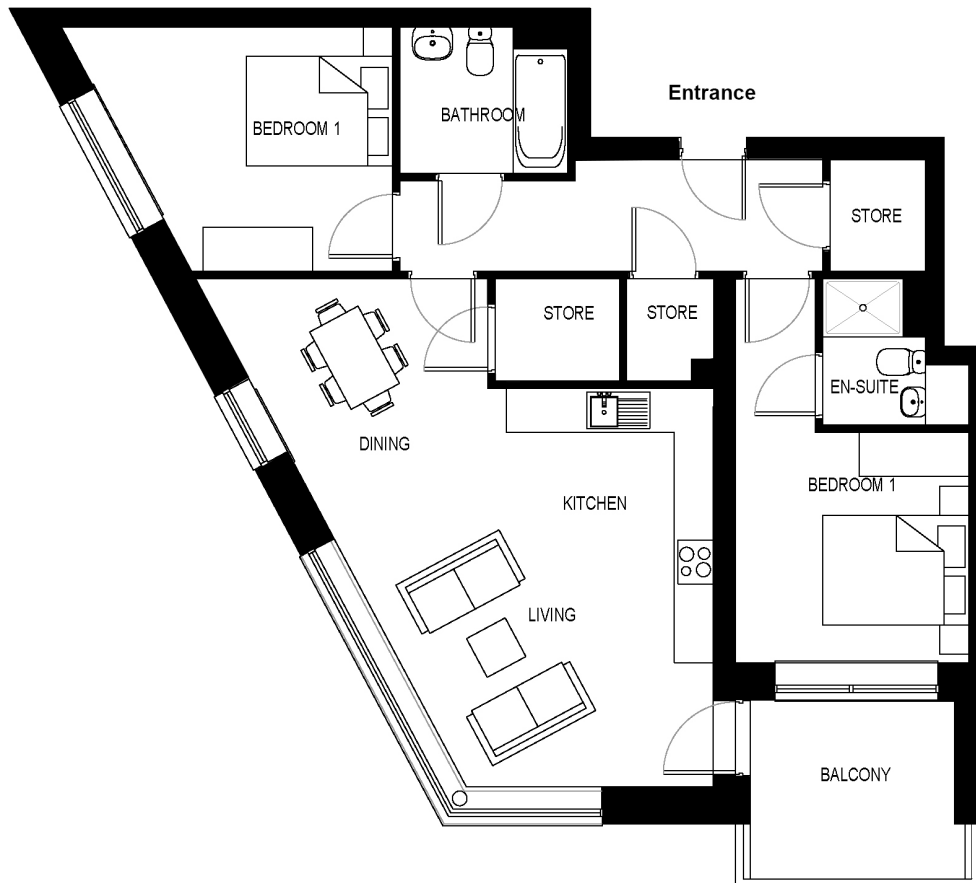


For illustrative purposes.

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.

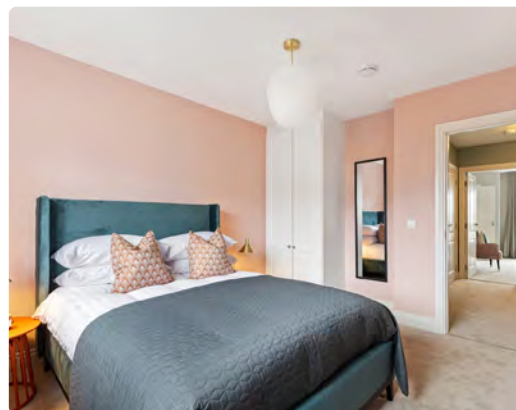
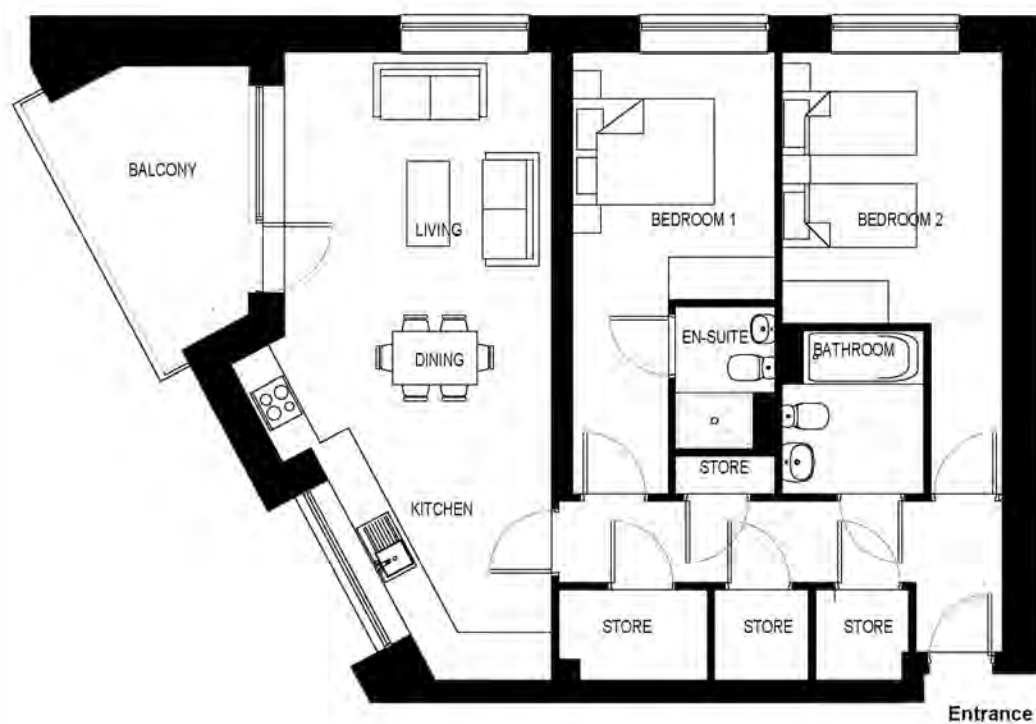
2 BED APARTMENT

82 sqm | 883 sqft



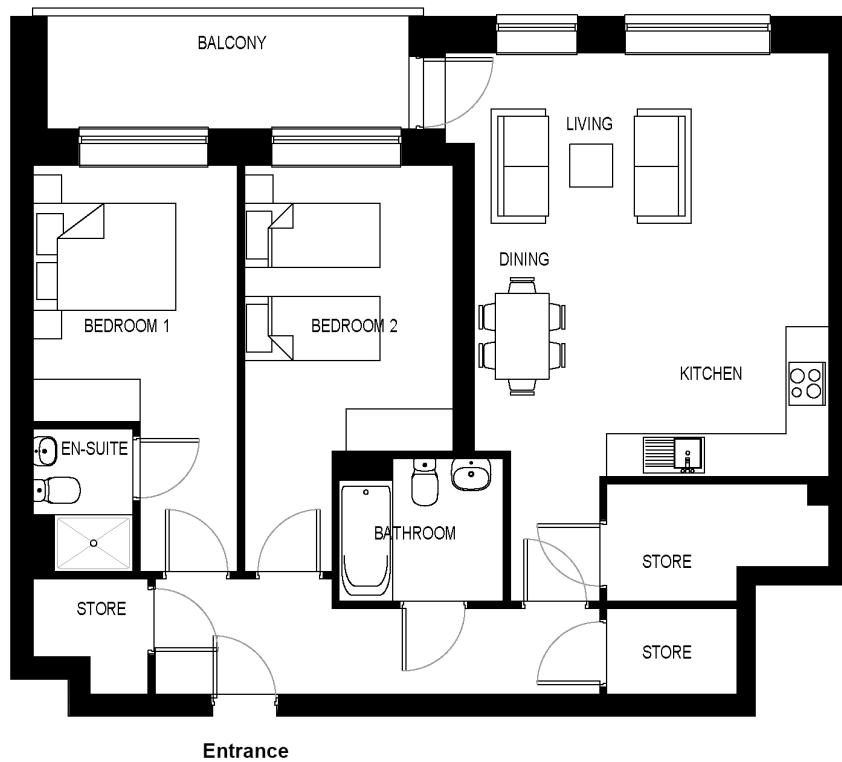
2 BED APARTMENT

85 sqm | 914 sqft



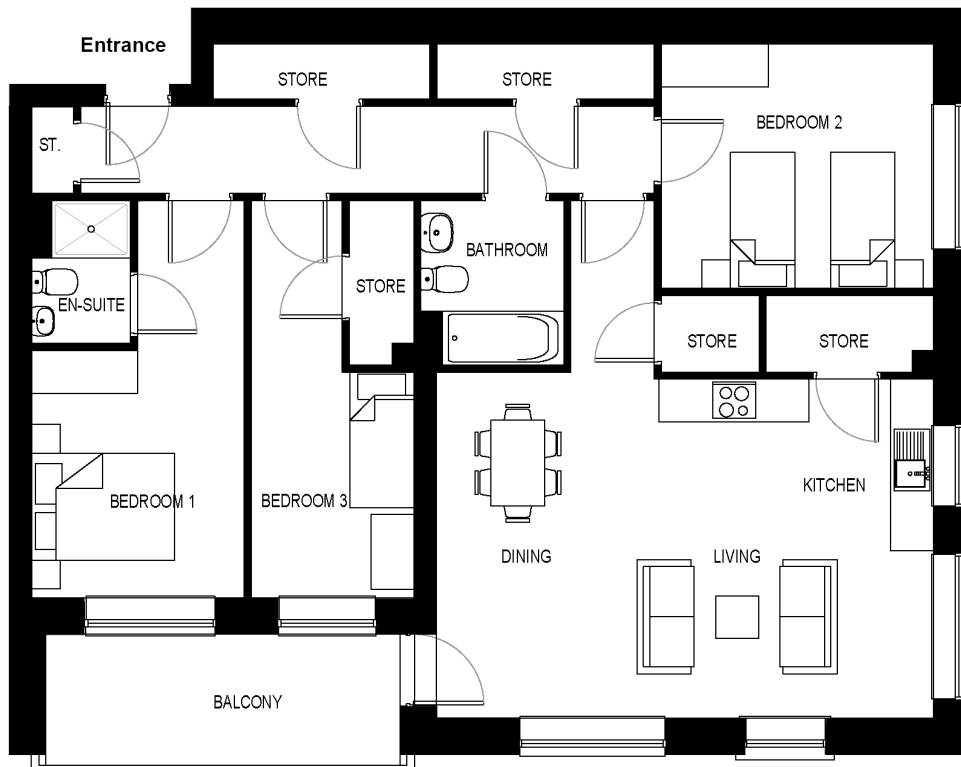
2 BED APARTMENT

88 sqm | 947 sqft



3 BED APARTMENT

107sqm | 1152 sqft



Bars & Restaurants

- East Village
- The Treetop Restaurant
- Gunpowder Bar & Grill
- Elephant and Castle
- Lemongrass Fusion Restaurant
- The Anvil
- The Maple Tree
- Avoca Rathcoole

Shopping

- The Mill Shopping Centre
- Clondalkin Village
- Aldi
- Lidl
- The Square Shopping Centre
- Citywest Shopping Centre

Creches & Schools

- Coláiste Chilliaín
- Coláiste Bríde
- Sacred Heart National School
- Links Citywest Creche
- Citywest Educate Together National School
- Citywest & Saggart Community National School
- Coláiste Pobail Fóla
- Scoil Aoife
- TU Dublin
- Solas Chríost, N.S.

Clubs & Gyms

- Clondalkin Rugby Club
- Newlands Golf Club
- Grange Castle Golf Club
- Clondalkin Cycling Club
- Clondalkin Leisure Centre
- National Baseball Facility
- Adamstown Cricket Club
- Round Tower GAA Club
- St Kevin's Killian's GAA

Parks & Recreation

- Clondalkin Grand Canal Walk (9th Lock)
- Clondalkin Round Tower Visitor Centre
- Tully's Castle
- Tymon Park
- Newlands Home & Garden Centre
- Clondalkin Library
- The Irish Cultural Centre of Áras Chrónáin
- Corkagh Park
- Tallaght University Hospital
- Tallaght Stadium

LOCAL AMENITIES AND ACCESS

Kilcarbery Grange is a well-connected development in South Dublin, bordered by the R136 to the west, Old Nangor Road to the north, and Corkagh Park to the south. It offers direct access to the M7 (1.7 km), M4 (4.5 km), and M50 (3.5 km). To the east are established residential areas.

Situated between Lucan and Clondalkin, Kilcarbery Grange enjoys proximity to schools, retail, and community services, along with extensive green space and recreational amenities.



By car

- Dublin City Centre – 25 minutes
- Dublin Airport – 25 minutes
- M50 Motorway – 5 minutes

By public transport

- Regular Dublin Bus and Express routes serving the city centre and surrounding areas: Route 13, Route 68, Route 151, Route W4
- Commuter Rail at Clondalkin Fonthill and Adamstown stations connect north to Heuston and south into County Kildare

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

tuathhousing.ie/cost-rental/



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