



KILMARTIN GROVE

H O L L Y S T O W N



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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.

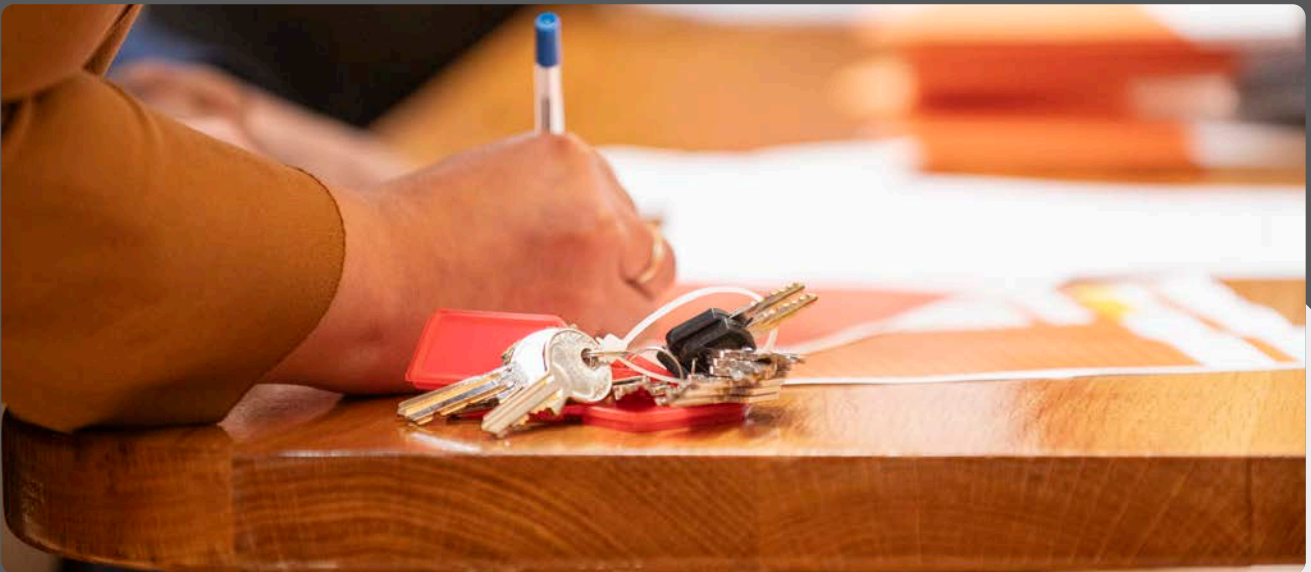
Tuath is Ireland's leading Cost Rental housing provider, with hundreds of new homes set for delivery in communities across Ireland.

**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.

The background of the slide is a photograph of a modern living room. It features a light-colored, possibly beige or cream, sofa with large cushions. To the left of the sofa is a tall, green plant with long, thin leaves. On the wall behind the sofa is a large, abstract geometric artwork consisting of several overlapping triangles in shades of grey and white. The overall lighting is soft and warm.

KILMARTIN GROVE

**TUATH HOUSING IS PLEASED TO INTRODUCE NEW
COST RENTAL HOMES AT KILMARTIN GROVE - A
LARGE-SCALE, MIXED TENURE COMMUNITY LOCATED
IN DUBLIN 15 NEAR A VARIETY OF AMENITIES.**

N



Rent

- 1 Bed Duplex/Triplex - €1,226 per month
- 2 Bed House - €1,390 per month
- 3 Bed Duplex - €1,570 per month
- 3 Bed House - €1,620 per month

Deposit

- 1 Bed Duplex/Triplex - €1,176
- 2 Bed House - €1,340
- 3 Bed Duplex - €1,520
- 3 Bed House - €1,570



BUILDING STANDARDS AND HOME EFFICIENCY

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

Energy efficiency and sustainability

The homes at Kilmartin 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
- Gardens

Internal finishes

- Walls and ceilings painted in Fleetwood Wevet Vinyl Matt throughout
- Quality interior joinery to include painted doors and contemporary skirting and architraves finished in an off-white satin paint
- Floor coverings, fitted wardrobes and blinds

Electrical and heating

- Generous lighting, power points and switches
- Smoke and heat detectors fitted as standard
- TV connection in living room, 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
- White goods (large appliances) included

Kitchen

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

Bathroom and ensuite

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

Windows and doors

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

Wardrobes

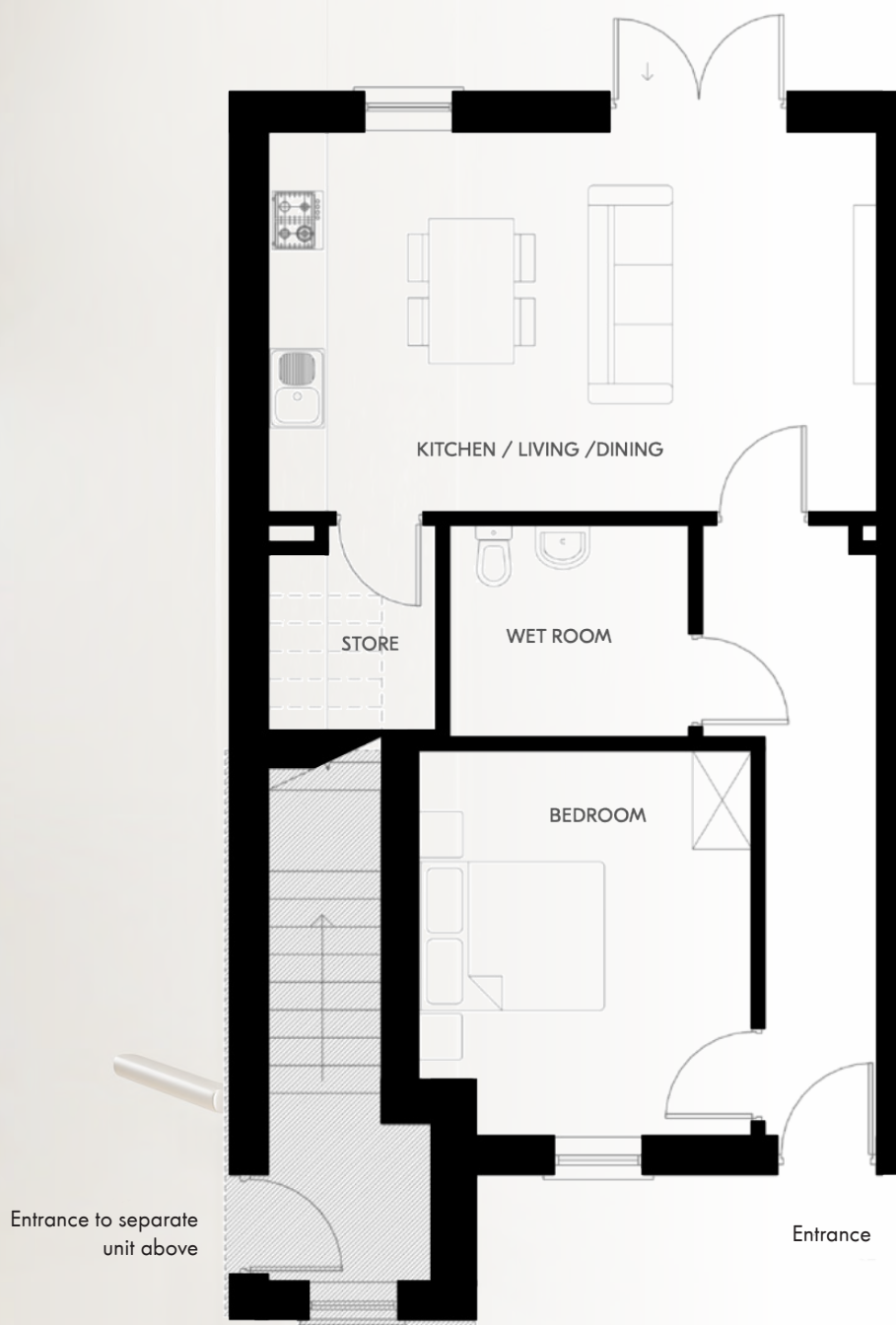
- Shaker-style fitted wardrobes in the master bedroom



THE CHERRY

1 BED MAISONETTE

56 - 68 sqm | 603 - 732 sqft



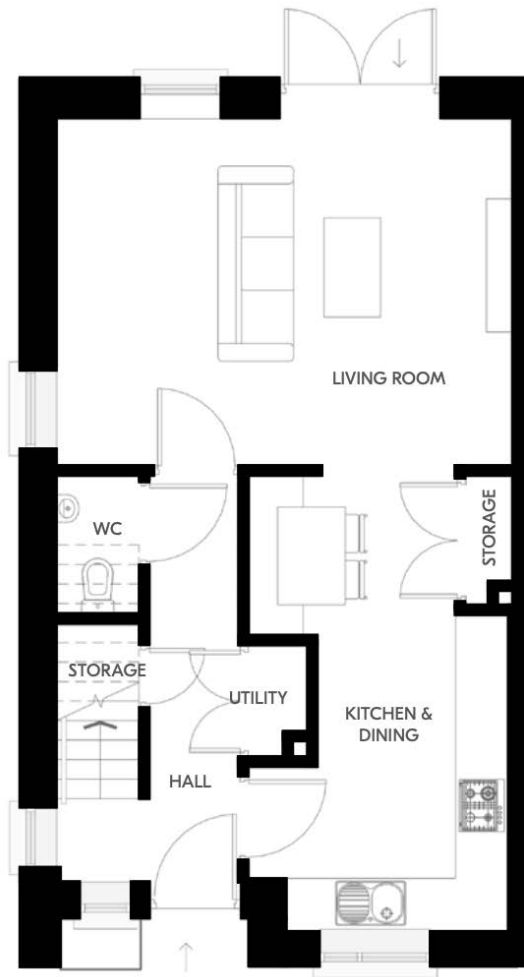
For illustrative purposes.

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.

THE POPLAR

3 BED END TERRACE

91.92 sqm | 989 sqft



Ground Floor



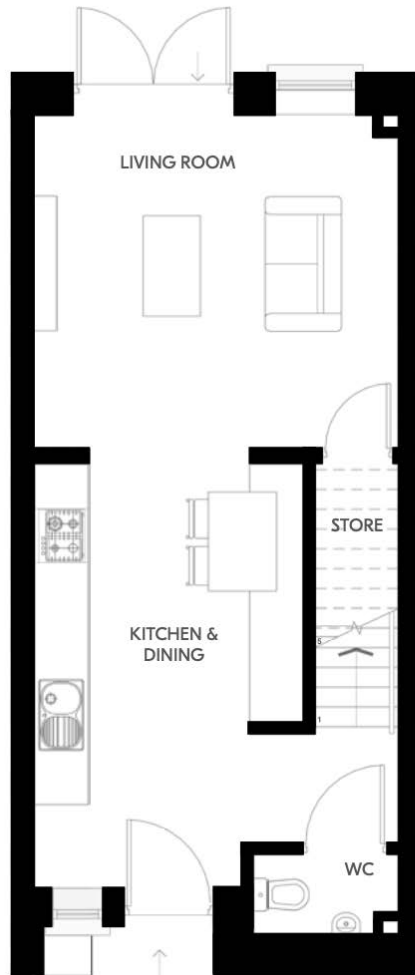
First Floor



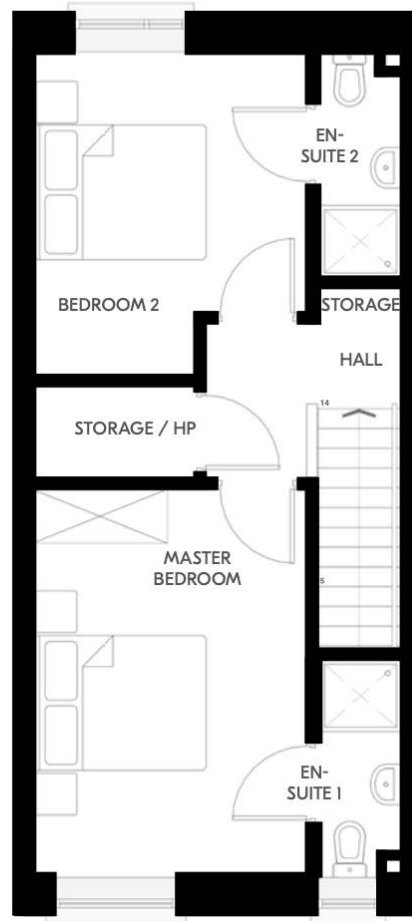
THE WILLOW

2 BED MID END TERRACE

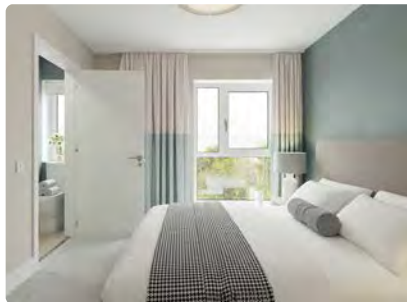
73.6 sqm | 792 sqft



Ground Floor



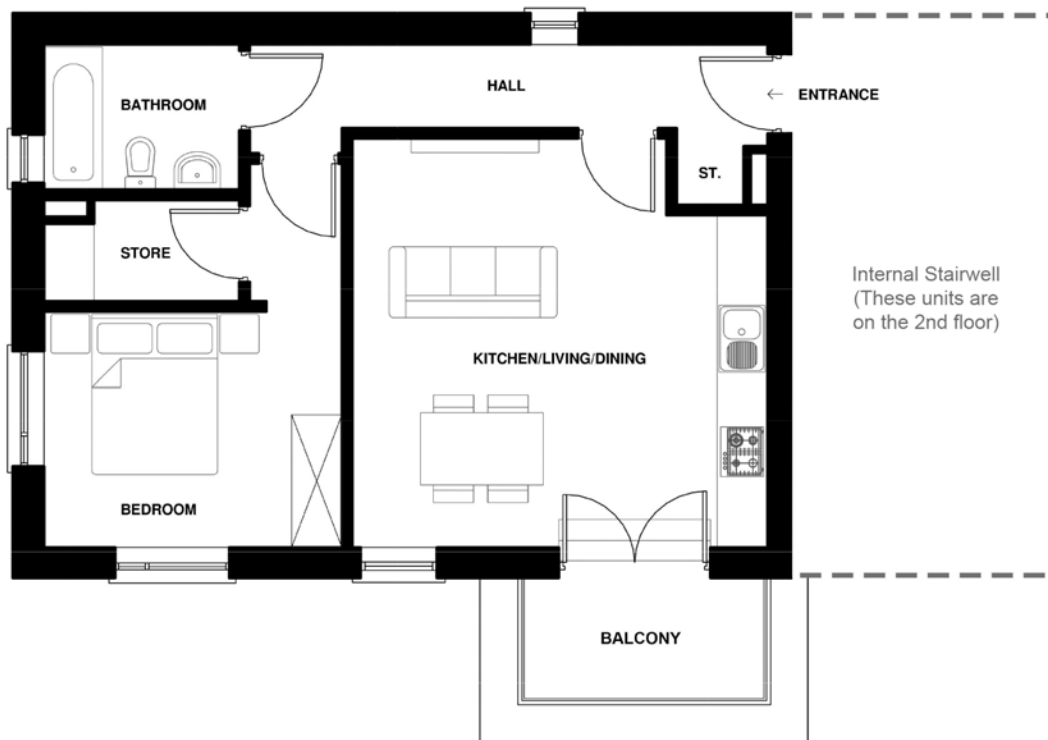
First Floor



THE BRAMBLE

1 BED MAISONETTE

50 sqm | 538 sqft



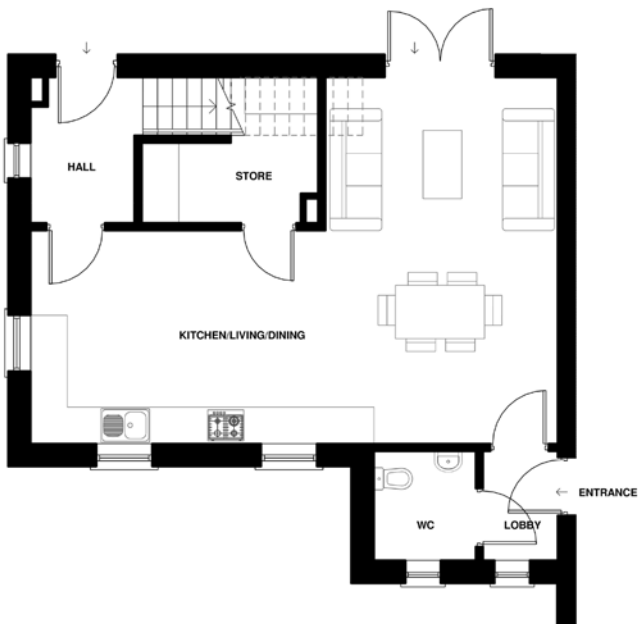
Second Floor



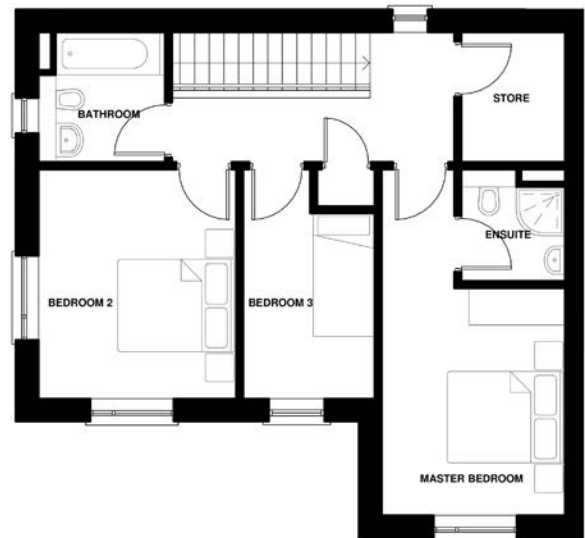
THE LAUREL

3 BED DUPLEX

110 sqm | 1184 sqft



Ground Floor



First Floor



Schools ●

1. Le Chéile Secondary School
2. St. Luke's National School
3. Tyrrelstown Educate Together N.S.
4. Powerstown Educate Together N.S.
5. Gaelscoil An Chuilinn
6. Technological University Blanchardstown

Shopping ●

1. Supervalu
2. Lidl
3. Blanchardstown Shopping Centre

Sport ●

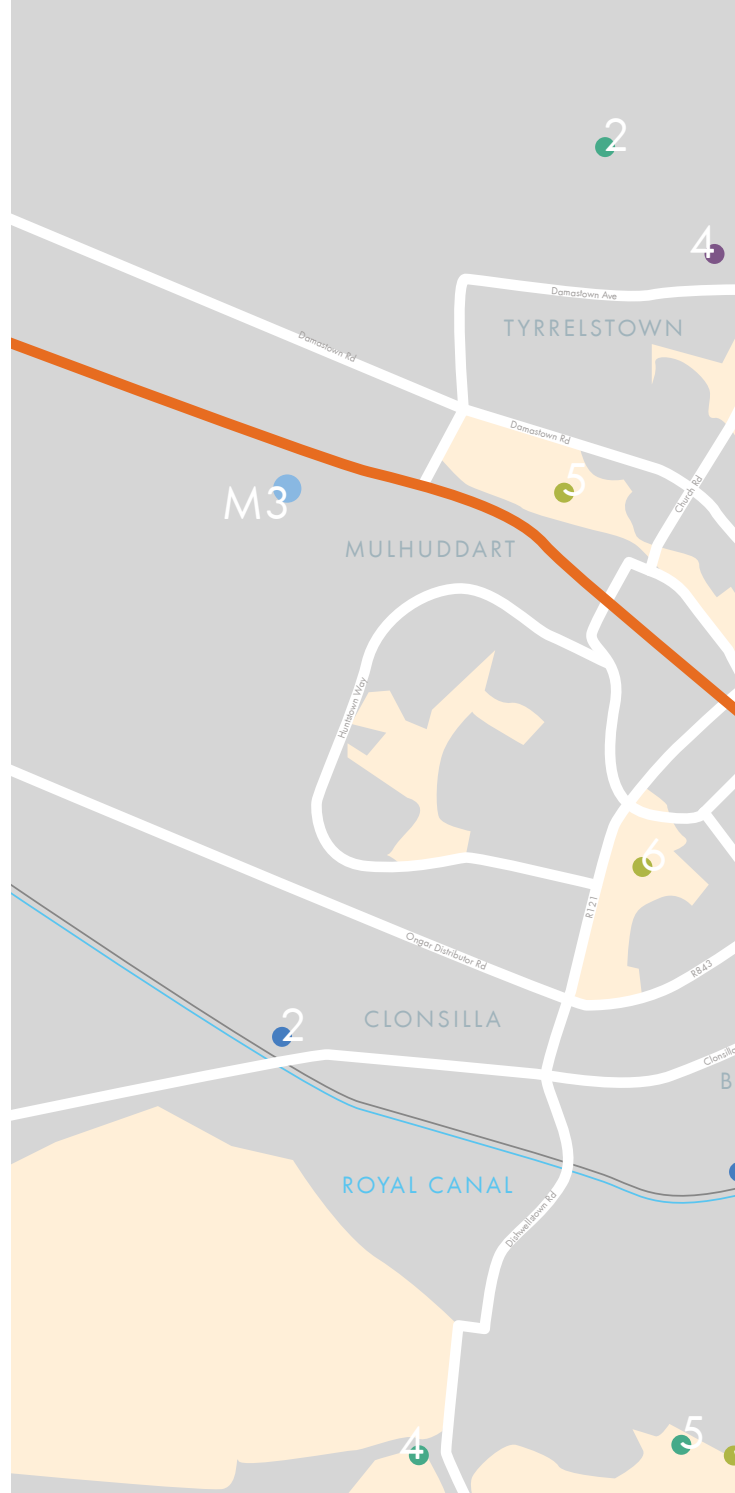
1. Tyrrelstown GAA Club
2. Tyrrelstown FC
3. National Aquatic Centre
4. Hermitage Golf Club
5. Castleknock Golf Club
6. Silloge Park Golf Club

Transport ●

1. Dublin Airport
2. Hansfield Station
3. Clonsilla Station
4. Coolmine Station
5. Navan RD. Parkway Station
6. Ashtown Parkway Station
7. Broomsbridge Station/Luas Depot

Places of Interest ●

1. Connolly Hospital
2. Carlton Hotel
3. Castleknock Hotel
4. Lady's Well Park
5. Tolka Valley Park
6. Millennium Park
7. Phoenix Park

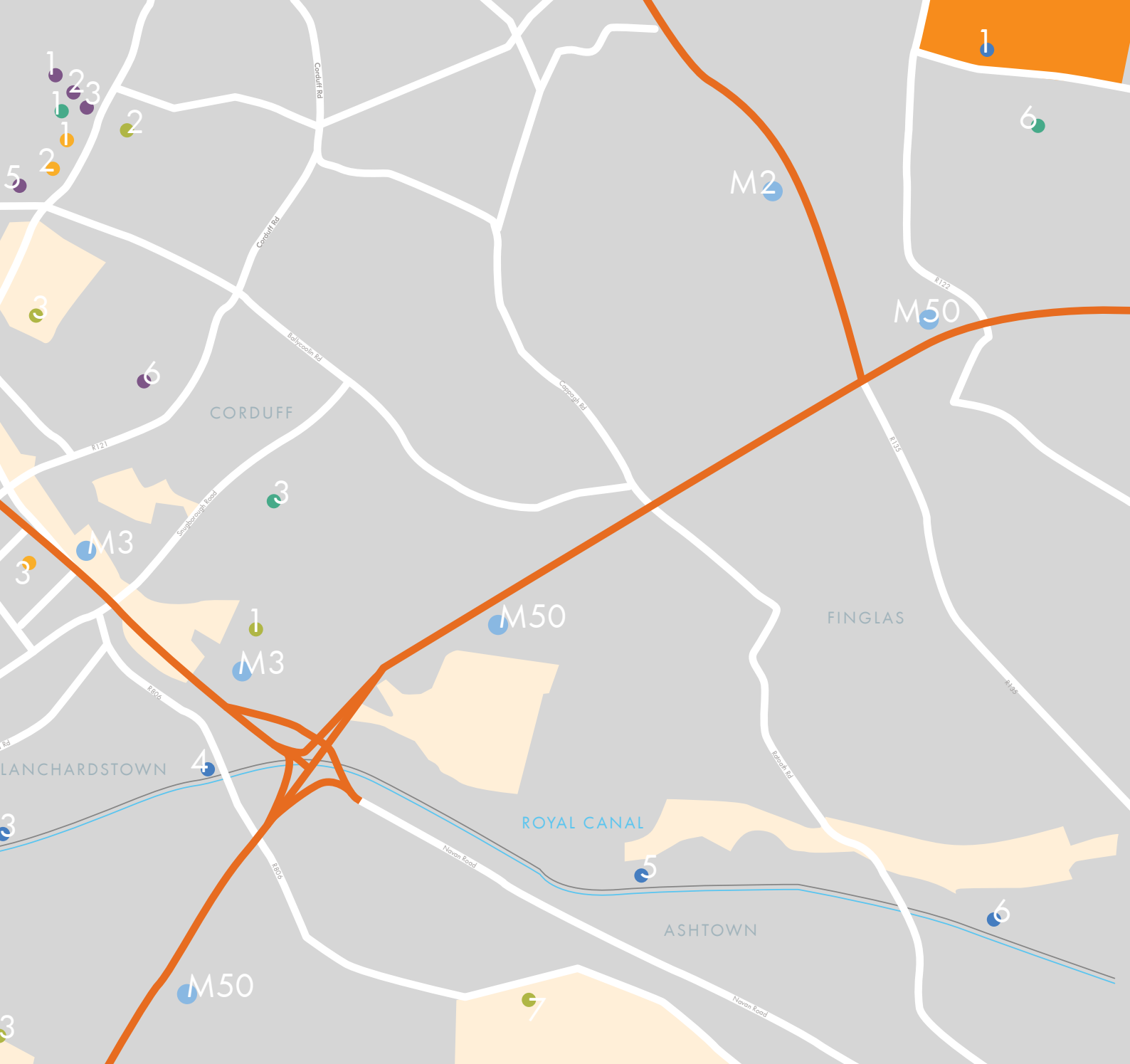


LOCAL AMENITIES AND ACCESS

Kilmartin Grove leverages existing amenities and introduces new facilities to meet residents' diverse needs. The finished development will include creches, a community hub, a cafe, pocket parks, fitness areas, and play pitches.

The development sits in close proximity to the urban area of Blanchardstown and is accessible via public transport (train, tram and bus) and major road links (M3, M50, M1 and N1).

Schools (such as Le Chéile Secondary School and St Luke's National School) and recreational facilities (including Tyrrelstown Golf Club and the Sport Ireland Campus) make it an attractive place to live.



By car

- National Aquatic Centre – 8 minutes
- Blanchardstown SC – 10 minutes
- Phoenix Park – 12 minutes
- Dublin Airport – 16 minutes
- Dublin City – 18 minutes

By public transport

- Blanchardstown SC to Baggot St – 37
- Damastown to Burlington Road 38/38A
- Ongar to Burlington Road – 39/39A
- Broombridge Luas to Tyrrelstown - 40E
- Blanchardstown SC to Carlton Hotel - 238

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



33 Leeson Street Lower D02 KD68

www.tuathhousing.ie

Tel: 01 676 1602