



THE PADDOCKS

STATION ROAD, SKERRIES



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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 PADDOCK

**TUATH HOUSING IS PLEASED TO INTRODUCE
MODERN, A-RATED COST RENTAL HOMES AT THE
PADDOCKS, A MIXED TENURE SEASIDE COMMUNITY
LOCATED NEAR A VARIETY OF AMENITIES IN
SKERRIES, CO. DUBLIN.**



KS

Rent

1 bed simplex - €1,300 per month
2 bed duplex - €1,565 per month

Deposit

1 bed simplex - €1,250
2 bed duplex - €1,515



BUILDING STANDARDS AND HOME EFFICIENCY

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

Energy efficiency and sustainability

The homes at The Paddocks 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

Internal finishes

- Walls painted throughout
- Flooring, 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
- White goods (oven, hob, washing machine, dryer or combined washer dryer, microwave) included

Kitchen

- Superb modern kitchen
- All kitchens fitted with an upstand

Bathroom and ensuite

- Bathrooms fitted with stylish sanitaryware and designed around contemporary fresh lines to offer excellent quality throughout

Windows and doors

- uPVC double glazed A-rated windows

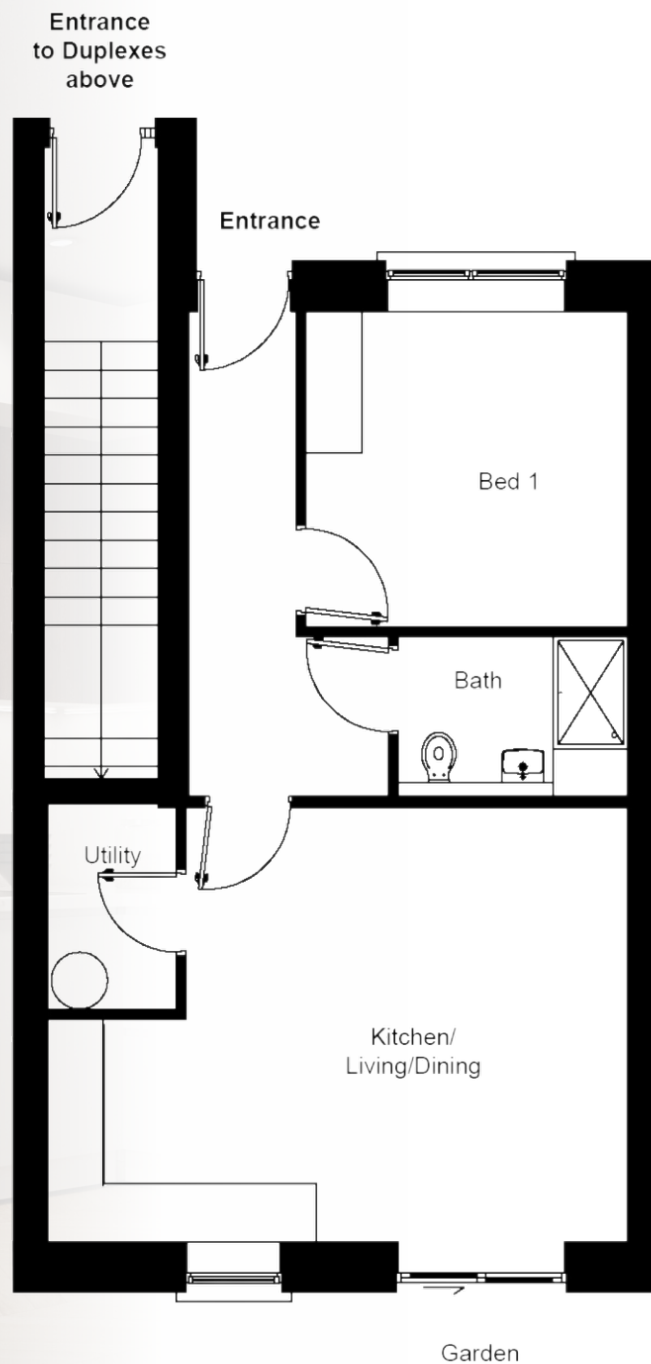
Resident facilities

- Crèche facility onsite





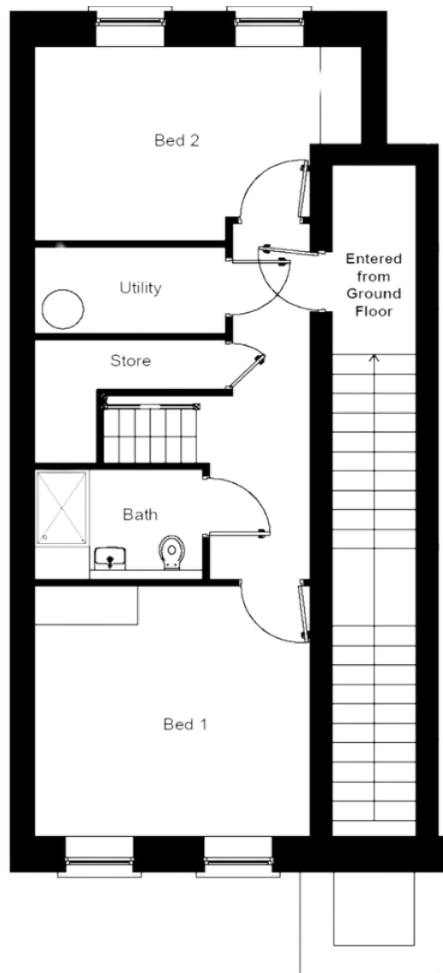
1 BED DUPLEX



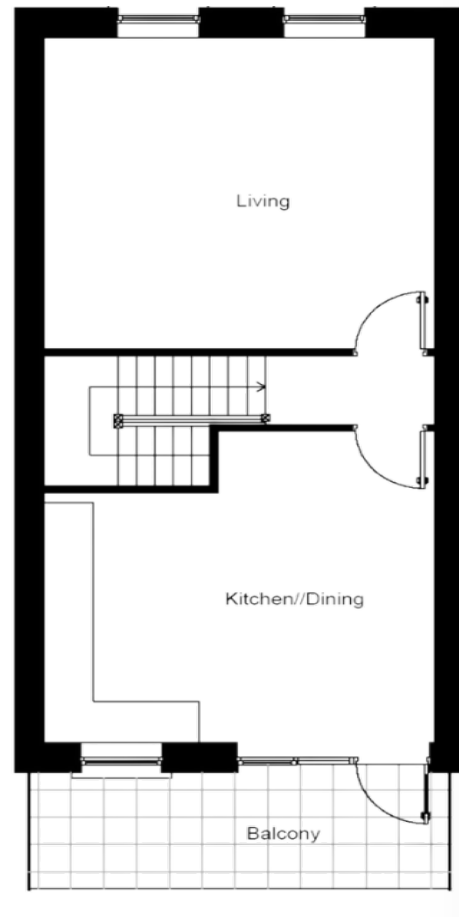
For illustrative purposes.

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 DUPLEX



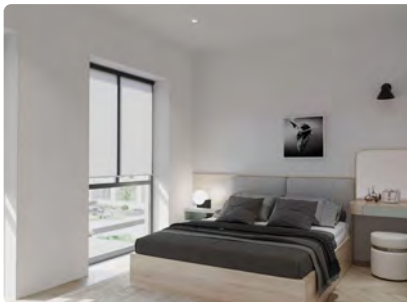
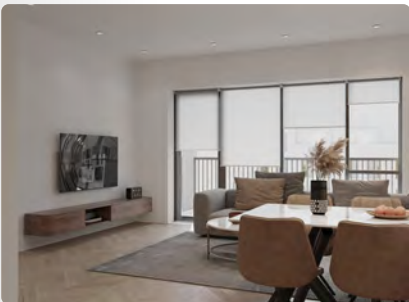
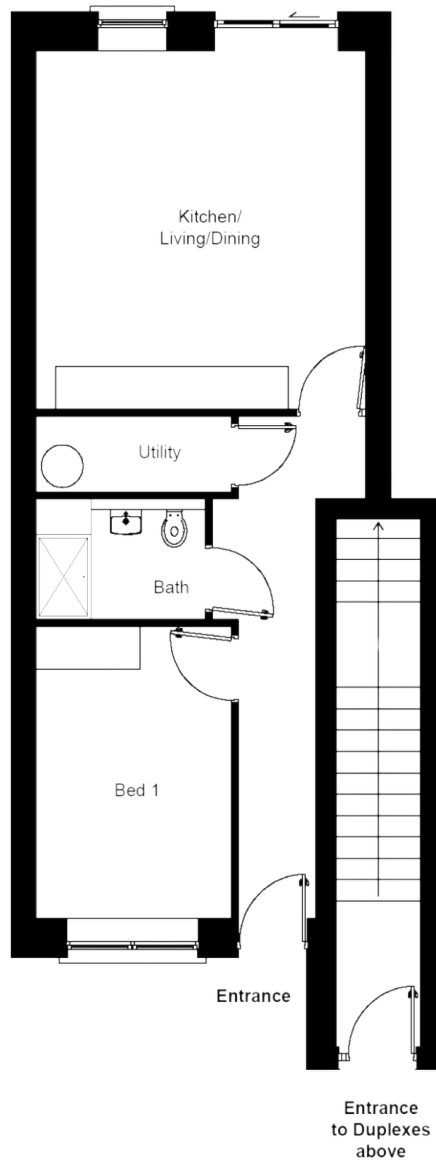
First Floor



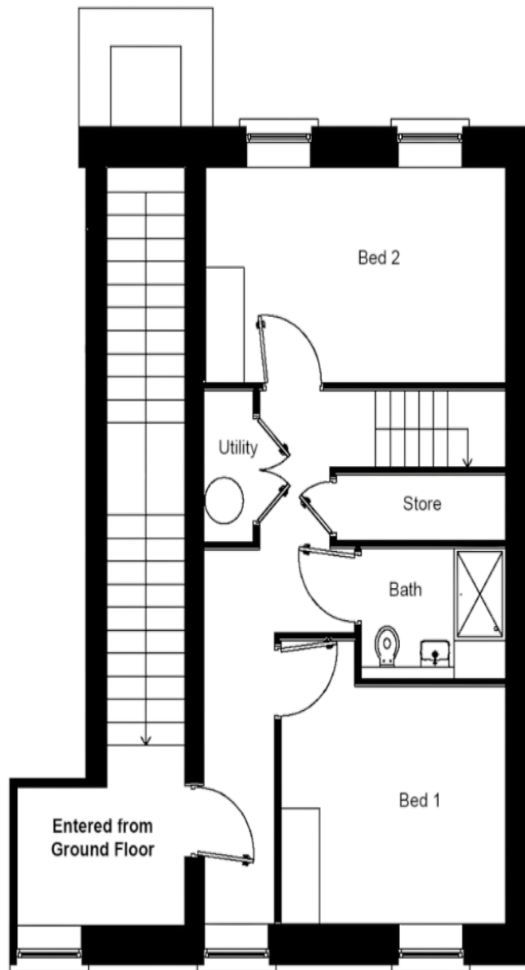
Second Floor



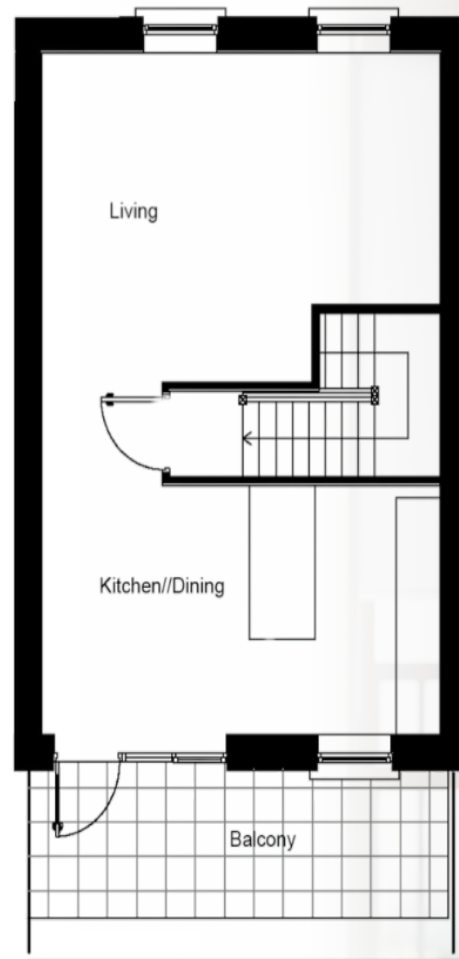
1 BED DUPLEX



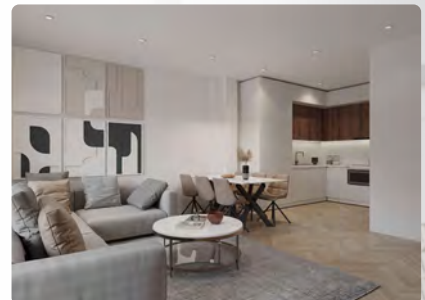
2 BED DUPLEX



First Floor



Second Floor





Schools

- Skerries Community College
- Réalt na Mara National School
- Skerries Educate Together National School
- St Patrick's National School
- Holmpatrick National School

Shopping

- SuperValu
- Gerry's Fresh Foods
- Lidl

Sport

- Skerries Athletic Club
- Skerries Harps GAA Club
- Skerries Rugby Football Club
- Skerries Hockey Club
- Skerries Town FC
- Skerries Sea Scouts
- Skerries Karate Club
- Skerries Rowing Club
- The Hills Cricket Club

Transport

- Skerries Train Station
- Bus Services

Places of Interest

- Skerries Mills
- Ardgillan Castle and Demesne
- Skerries Beaches
- Goat in the Boat
- Blue Bar
- Red Island Martello Tower
- Shenick Island
- St. Patrick's Church
- Nealon's Pub
- Joe Mays Pub
- Stoop Your Head
- Blue Bar
- Skerries Coastal Trail
- The Brick House

LOCAL AMENITIES AND ACCESS

The Paddocks is a well-connected and vibrant community, near to a variety of amenities and resources.

Just 1.6km from the centre of the beautiful seaside town of Skerries, this new community offers ease of access to a harbour and beach alongside a variety of facilities like sports clubs, retail and dining. With Skerries Railway Station a short 1.5km from The Paddocks, these new homes are connected to Dublin City and beyond.

Skerries offers a number of local amenities that cater to every lifestyle. Families will find excellent schools nearby, including Skerries Community College and Réalt na Mara National School. For everyday essentials, residents are just minutes from SuperValu,



Gerry's Fresh Foods, and the local butchers and bakeries that give Skerries its village charm.

For leisure, Skerries Mills provides a unique cultural and craft experience, while Ardgillan Castle and Demesne—just a short drive away—offers picturesque parklands and weekend family outings. With a strong community spirit and many conveniences close to home, The Paddocks offers a lifestyle that balances coastal calm with practical everyday living.

By car

- Skerries train station – 3 minutes
- Skerries town centre – 5 minutes

By public transport

- 33 and 33A – Dublin City and Balbriggan
- Skerries Train Station
- Dublin Commuter Train

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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