



COOLEVALLY

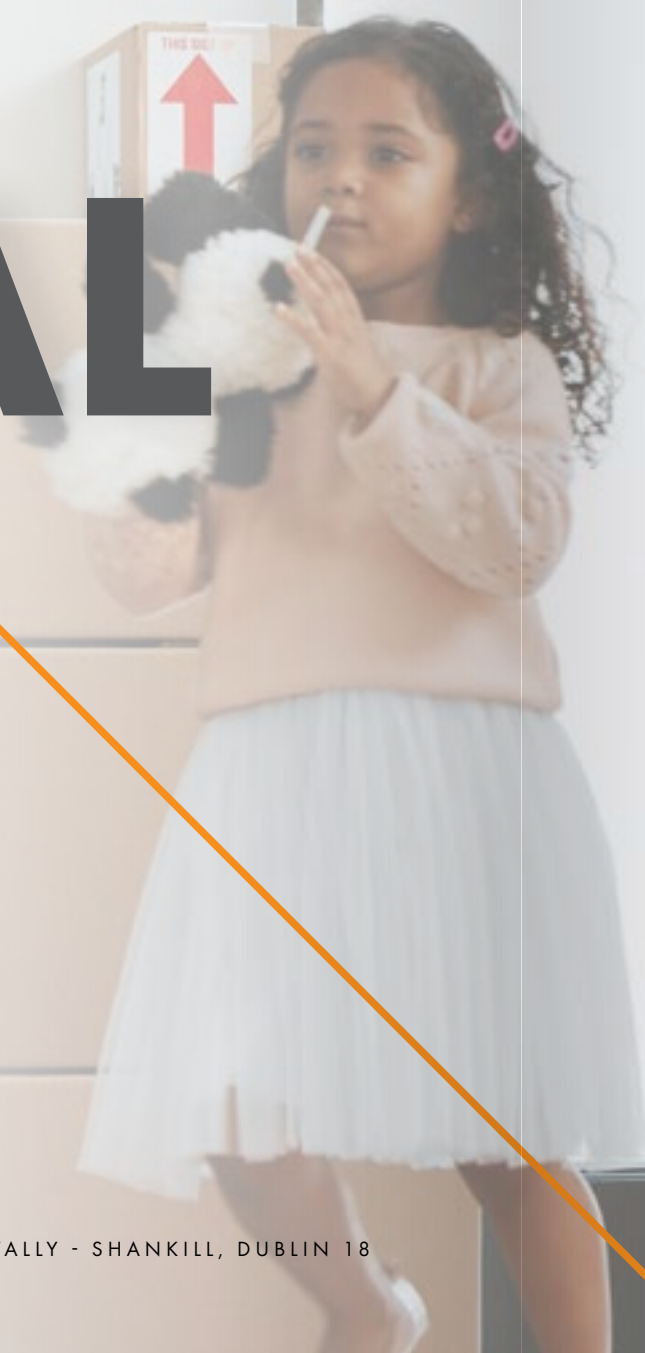
SHANKILL, DUBLIN 18



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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.

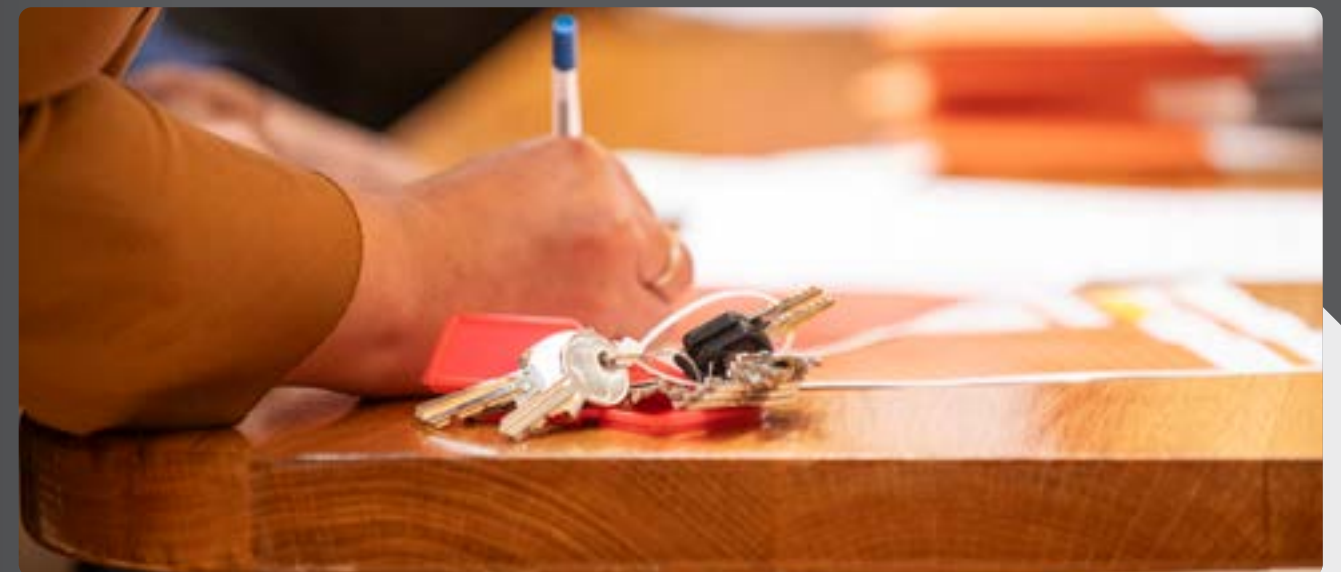
Tuath is Ireland's leading Cost Rental housing provider, with hundreds of new homes set for delivery in communities across Ireland.

***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.

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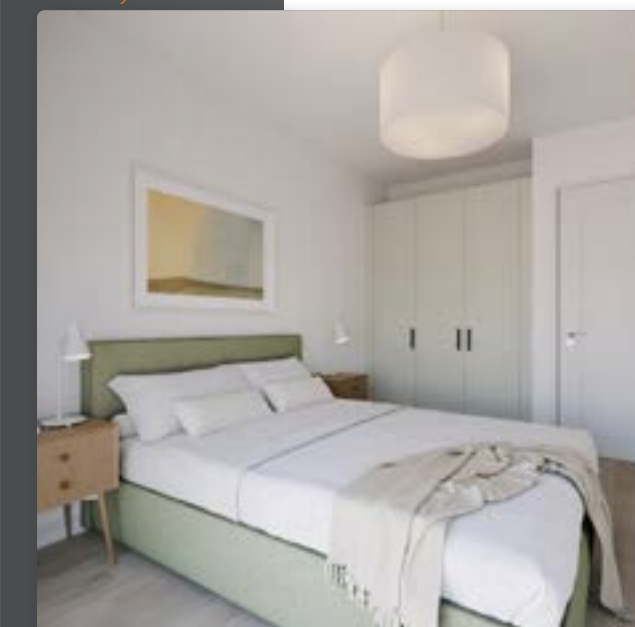
Tuath Housing is pleased to introduce 104 modern, A-rated Cost Rental homes at Coolevally, located on Shanganagh Road just minutes from Shankill Village in Dublin 18.

Rent

Studio – €1,175 per month
1-bed apartment – €1,334 per month
2-bed apartment – €1,620 per month
2-bed apartment plus study – €1,660 per month

Deposit

Studio – €1,125
1-bed apartment – €1,284
2-bed apartment – €1,570
2-bed apartment plus study – €1,610



BUILDING STANDARDS AND HOME EFFICIENCY

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

Energy efficiency and sustainability

The homes at Coolevally are designed to be well-insulated and airtight, and all are fitted with 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

- High quality brick façades.
- UPVC high-performance double-glazed windows with low U-Value for energy efficiency.
- Engineered timber front door with multi point locking system and large glazed patio doors to private balcony.
- Paved patio area on ground floor properties with external wall light.

Internal finishes

- High quality painted doors with contemporary grooved architrave and skirting.
- Quality flooring fitted throughout all homes.
- Blinds fitted to all windows.
- Internal smooth finish painting throughout.

Kitchen Facilities

- Superb contemporary designed kitchens with fully integrated dishwasher, cooking and fridge/freezer appliances.
- Stainless steel sink and mixing tap.

Bathroom and Ensuite

- High quality tiling to floors and wet areas in bathroom.
- Contemporary bath or shower suites with pressurised water supply and fitted shower doors.
- High quality sanitary ware in all bathrooms.

Heating and Electrical

- Exhaust air heat pumps located in each unit. Heating will be delivered via wall mounted radiators and temperature zone control.
- Pressurised hot and cold water system.
- Generous provision of lighting and power points, with white sockets and light switches in kitchen worktop area.

Residential Facilities

- Residents' amenity space located in Block B.
- Limited car parking available on-site, including disabled and EV spaces.
- Extensive bicycle parking with secure storage.



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.

STUDIO

44.53 sqm | 479.32 sqft



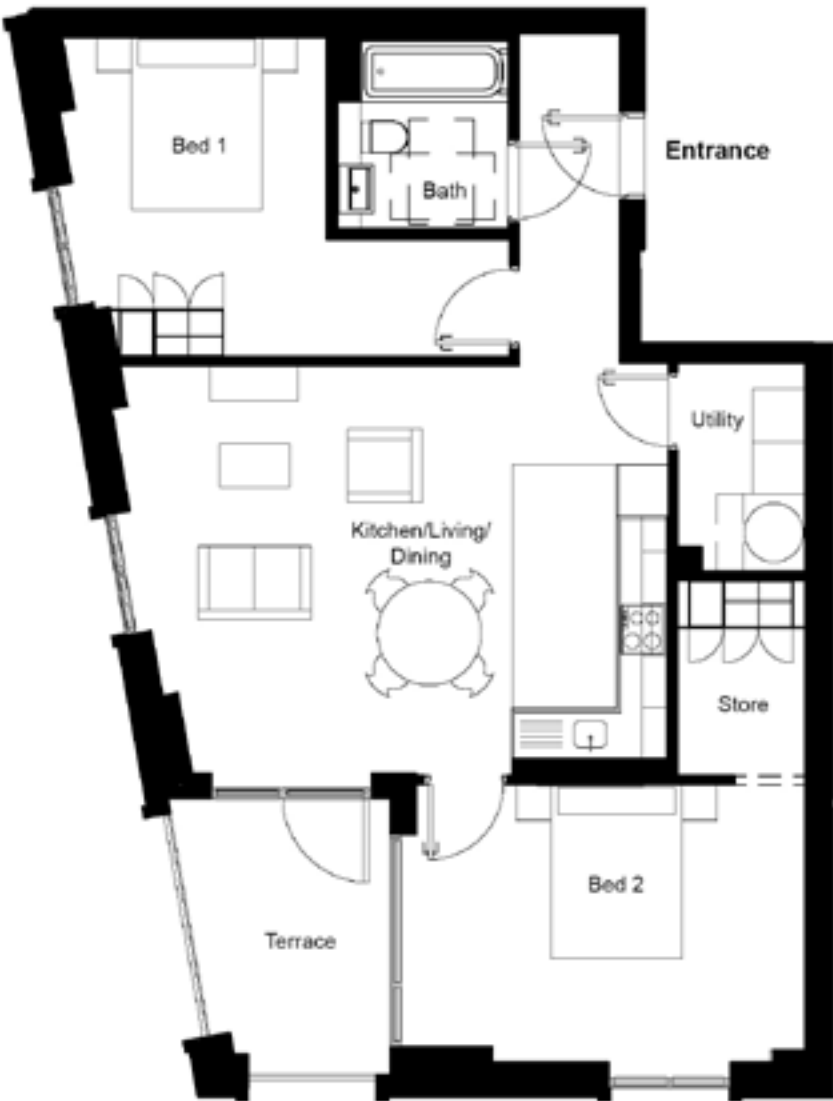
1-BED APARTMENT

54.73 sqm | 589.10 sqft



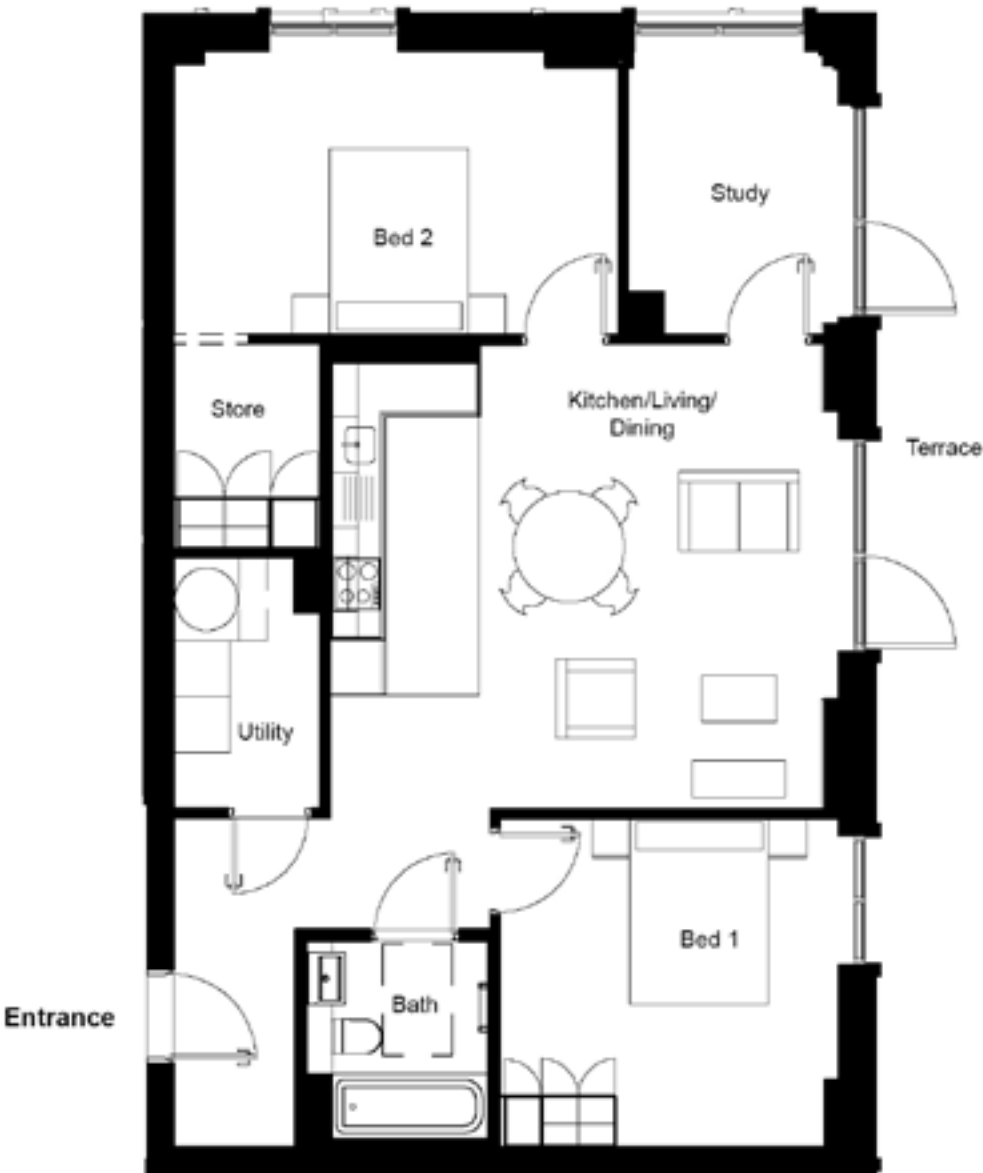
2-BED APARTMENT

73.45 sqm | 790.61 sqft



2-BED APARTMENT PLUS STUDY

83.66 sqm | 900.44 sqft



Schools

- Scoil Mhuire, Shankill
- St Anne's National School, Shankill
- Rathmichael Parish National School
- Cherrywood Educate Togethger NS
- Woodbrook College

Shopping

- Spar, Shankill Village
- Centra, Shanganagh Gardens
- Lidl, Shankill Village
- Tesco Express, Shankill

Sport

- Shankill GAA
- Shankill FC
- Shankill Tennis Club
- Woodbrook Golf Club
- Shanganagh Park Run

Transport

- Shankill DART Station

Places of Interest

- Shankill Beach
- Killiney Beach
- Shanganagh Park
- Shanganagh Castle



LOCAL AMENITIES AND ACCESS

Just a short distance from Shankill Village and set along the scenic Shanganagh Road, Coolevally offers a balance of convenience and coastal charm, with Shankill Beach and local green spaces close by.

Coolevally provides excellent access to local amenities, schools, and public transport, allowing residents to enjoy the ease of village living while remaining well connected to Dublin City Centre.

By car

- Shankill DART Station – 5 minutes
- Access to the N11 via the R837 – 5 minutes
- Dublin City Centre – 40 minutes
- Dublin Airport – 30–35 minutes

By public transport

- Bus 7B: Shankill to Dublin City Centre
- Bus L14: Local service connecting Shankill to wider routes
- Bus E1 / E2: Orbit and radial services under BusConnects
- DART: Shankill Station with direct connections across the Dublin coastal line

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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