



CORNAMADDY COURT

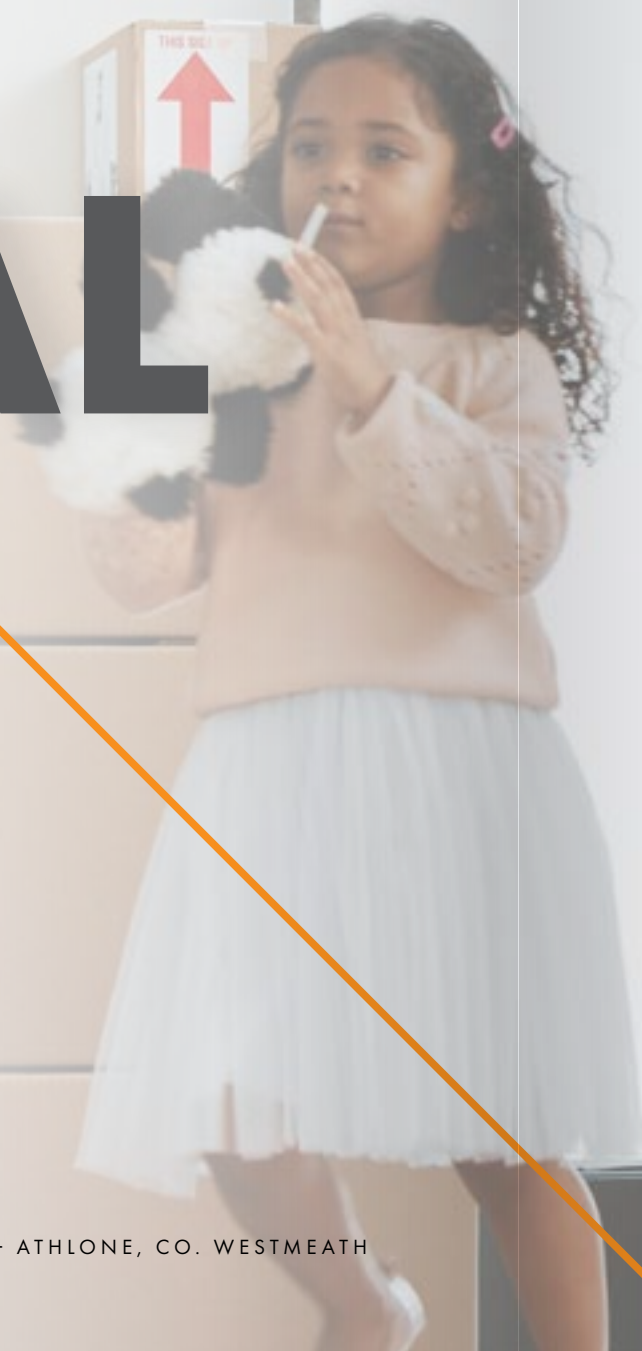
ATHLONE, CO. WESTMEATH



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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.

CORNAMADDY COURT

Tuath Housing is pleased to introduce 44 modern, A-rated Cost Rental homes at Cornamaddy Court, a contemporary new development located in Athlone, Co. Westmeath.

Rent

1 bed maisonette – €1,010 per month
2 bed mid-terrace house – €1,200 per month

Deposit

1 bed maisonette – €960
2 bed mid-terrace house – €1,150



BUILDING STANDARDS AND HOME EFFICIENCY

Energy efficiency and sustainability

The homes at Cornamaddy Court are designed to be well-insulated and airtight, and all are fitted with solar panels. 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 finishes

- Walls and ceilings painted in Fleetwood Glenveagh Mist Vinyl Matt throughout.
- Quality interior joinery to include painted doors and contemporary skirting and architraves finished in an off-white satin paint.
- Modern fitted wardrobes.

Electrical and heating

- Generous lighting, power points and switches.
- Smoke and heat detectors fitted as standard.
- TV connection points.
- Houses powered by solar energy and battery storage, with radiant heat panels, electric hot water system, PV solar panels and a 5kWh battery for lower bills.
- Maisonettes provided with exhaust air heat pumps.

Kitchen facilities

- Modern kitchen with soft close doors.
- Ergonomic kitchen design.
- Fully integrated dishwasher, cooking and fridge/ freezer appliances.
- Fitted with durable hard-wearing worktops, full hob backsplash & matching upstand.

Bathroom and ensuite

- Stylish contemporary bathrooms/ensuites and guest WCs with elegant sanitary ware and fittings.

Resident facilities

- Parking provided for each unit with provision for the installation of a car charging point.
- All homes are A-rated and incorporate sustainable and renewable technology resulting in lower energy costs.
- High levels of insulation incorporated in floors, walls and roofs.
- Constructed to provide a high level of airtightness to retain heat.

1 BED MAISONETTE

57.5 - 63.1 sqm | 618.7 - 679.2 sqft



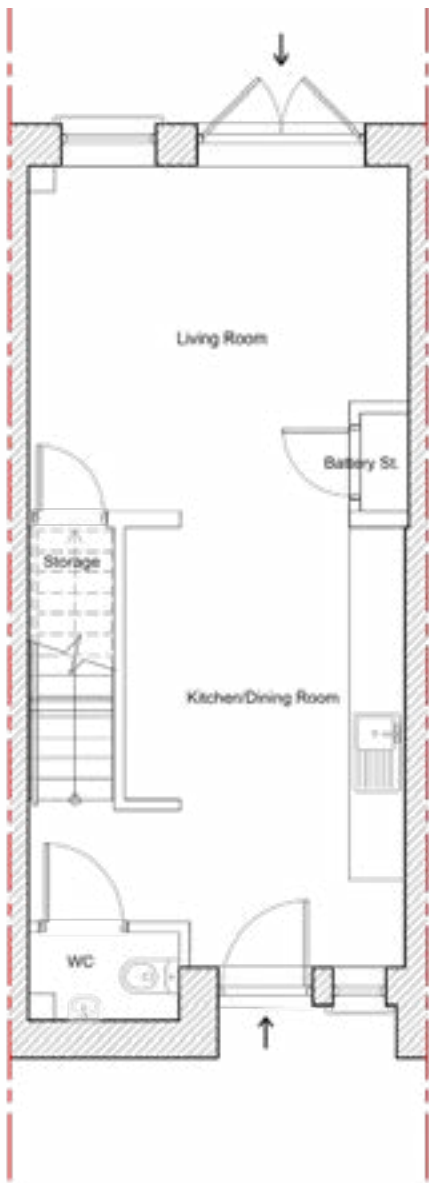
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Plans and dimensions are indicative only and subject to change. Visuals used are for illustrative purposes only and may not be representative of finished homes.

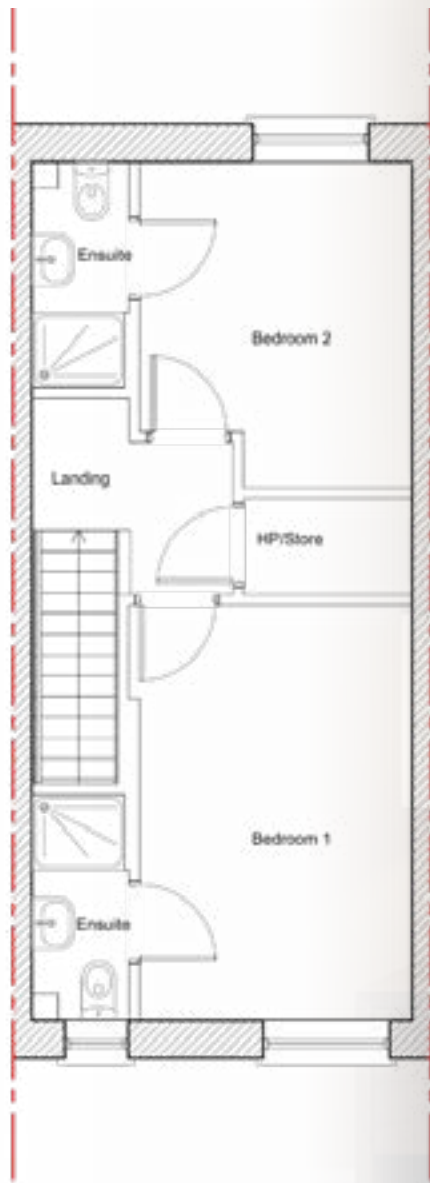


2 BED MID-TERRACE HOUSE

73.7 sqm | 793.63 sqft



Ground Floor



First Floor



Schools

- Cornamaddy National School
- Summerhill National School
- Athlone Community College
- Marist College Athlone
- Our Lady's Bower Secondary School
- Technological University of the Shannon (TUS – Athlone Campus)

Shopping

- Athlone Towncentre Shopping Centre
- Golden Island Shopping Centre
- Monksland Retail
- Aldi, Lidl, Tesco and SuperValu

Sport

- Athlone Regional Sports Centre
- Athlone GAA Club
- Buccaneers Rugby Club
- Athlone Town AFC
- TUS Sports Facilities
- Custume Pitch & Putt Club

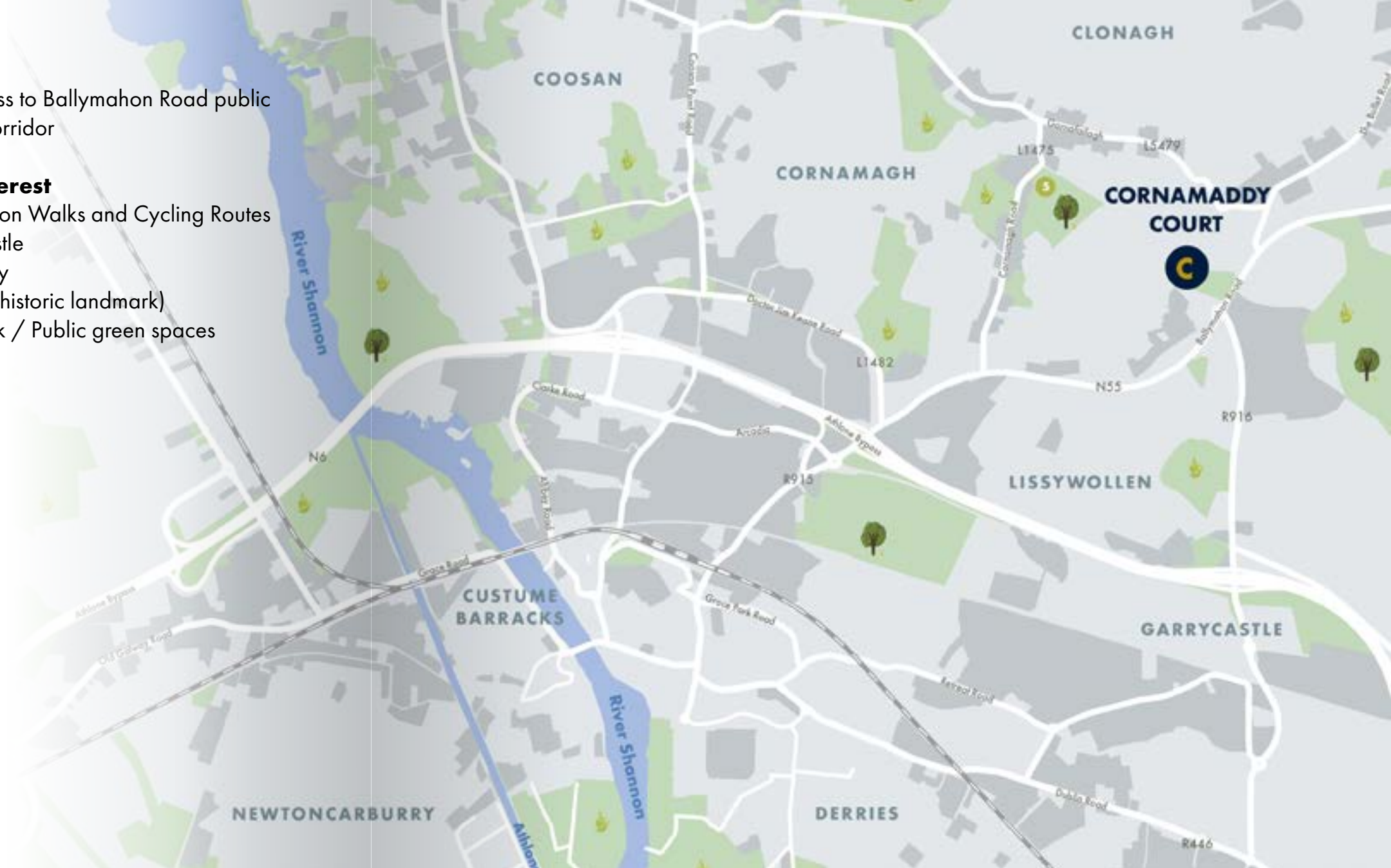
Transport

- N55 and M6 motorway access
- Athlone Train Station
- Bus Éireann town services

- Direct access to Ballymahon Road public transport corridor

Places of Interest

- River Shannon Walks and Cycling Routes
- Athlone Castle
- Luan Gallery
- Sean's Bar (historic landmark)
- Burgess Park / Public green spaces



LOCAL AMENITIES AND ACCESS

Cornamaddy Court is located just off the N55 (Cavan Road) which is one of the main arterial routes providing access to Athlone town centre. It is situated just over 1km from Junction 9 on the N6, providing excellent access to both Dublin and Galway.

Cornamaddy Court is situated approximately 3.9km east of Athlone town centre which has numerous amenities including supermarkets, restaurants and shopping centres among others. There are regular bus routes (A1 & A2) which connect Cornamaddy Court to Athlone town centre and to the Technological University of the Shannon.

By foot/bike

- River Shannon corridor / walks
- Custume Pitch & Putt Club
- Custume Barracks area

By car

- N55 – 1–2 minutes
- M6 Motorway – 7–9 minutes
- Athlone Town Centre – 6–8 minutes
- Galway City – ~1 hour
- Dublin City Centre – ~1 hr 20 mins

Public transport

- A2 (Bus Éireann): Bellanamullia - Athlone Bus & Rail Station - Golden Island - Ballymahon Road (Cornamaddy) - TUS - Kilmartin
- A1 (Bus Éireann): Bellanamullia - Athlone Bus & Rail Station - Golden Island - TUS - Kilmartin
- Athlone Train Station: Dublin Heuston - Athlone - Galway / Westport / Ballina

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

tuathhousing.ie/cost-rental/



33 Leeson Street Lower D02 KD68

www.tuathhousing.ie

Tel: 1800 852 751