

# Brú na Gruadán, Castletroy, Limerick



## Affordable Housing Scheme

## Brú na Gruadán Affordable Housing Scheme

Limerick City and County Council in partnership with FSHS Developments Ltd. and Formation Homes is delighted to launch an Affordable Housing Scheme at Brú na Gruadán, Castletroy,

Nestled in Castletroy, this Affordable Housing Scheme at Brú na Gruadán is a superb new development of A rated family homes. The development consists of a selection of 3 bedroom duplexes and 4 bedroom houses which will be completed to a high quality standard both internally and externally.



Living in Castletroy offers a multitude of benefits that make it a truly exceptional place to call home.

Castletroy is located on the N7 Limerick-Dublin road, approximately 4km from the city centre. The popularity of the area can partly be attributed to the expansion of the University of Limerick (UL), which is located nearby. The locality also has a growing business and industrial sector with several Technology Parks situated in the area which are home to a number of multi-nationals including Johnson & Johnson Vision Care and Edward Life Sciences.

As well as being a major employment base, Castletroy has a strong education hub with excellent Primary, Secondary and University educational facilities.

Sport is synonymous with Limerick and Castletroy, and the nearby UL Sports Arena offers state-of-the-art sporting amenities including Ireland's first Olympic sized (50m) swimming pool, and an athletics track and fitness centre. Castletroy Golf Club is also a popular nearby attraction, and other local sporting clubs include Monaleen GAA, UL Bohs RFC and Aisling Annacotty FC.

Castletroy Neighbourhood Park is a big attraction for the area and offers a playground facility, skateboarding area, and ample opportunities for a leisurely walk/cycle on its pedestrian pathways and circular cycle route.

The area is also home to a number of retail outlets, including the Castletroy Shopping Centre, Parkway Retail Park and Parkway Shopping Centre.

Castletroy benefits from excellent transport connections, making it easy to travel within the local area and beyond. The area is well-served by public transportation including regular bus services connecting to the city centre.



## Brú na Gruadán Affordable Homes

The Affordable Housing Scheme of 25 homes at Brú na Gruadán is to be delivered in a number of phases. The homes are large, beautifully designed, finished to the highest standard and will come with a 10 year structural warranty guarantee. The development incorporates the latest features, fittings, and technology to ensure a highly desirable home, with many attractive features suited to modern living.

All of the homes in this development are A rated energy efficient homes with the highest standards of insulation and air tightness throughout.



### Home Type A3

Home Type A3 is a 3 bedroom duplex over the first and second floor with a floor area of 124.8m<sup>2</sup>.



### Home Type B3

Home Type B3 is a 3 bedroom duplex over the first and second floor with a floor area of 124.8m<sup>2</sup>.



### Home Type C3

Home Type C3 is a 3 bedroom duplex over the first and second floor with a floor area of 124.8m<sup>2</sup>.

# Brú na Gruadán Affordable Homes



## Home Type D3

Home Type D3 is a 3 bedroom duplex over the first and second floor with a floor area of 124.8m<sup>2</sup>.



## Home Type G3

Home Type G3 is a 3 bedroom duplex over the first and second floor with a floor area of 118.6m<sup>2</sup>.



## Home Type H

Home Type H is a 4 bedroom house with a floor area of 124m<sup>2</sup>.

# Brú na Gruadán Affordable Homes

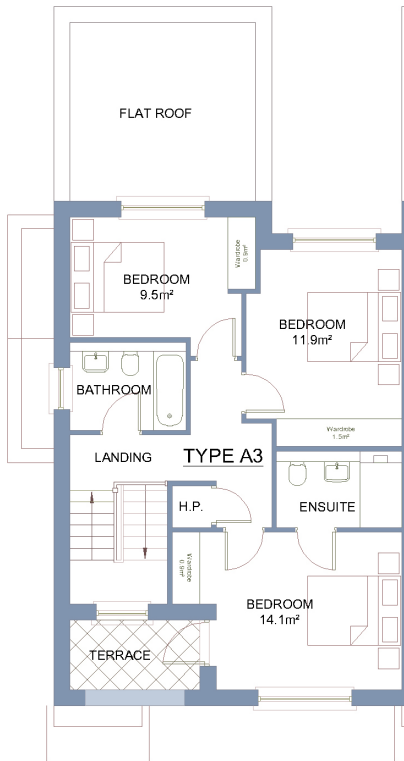
## Site Plan



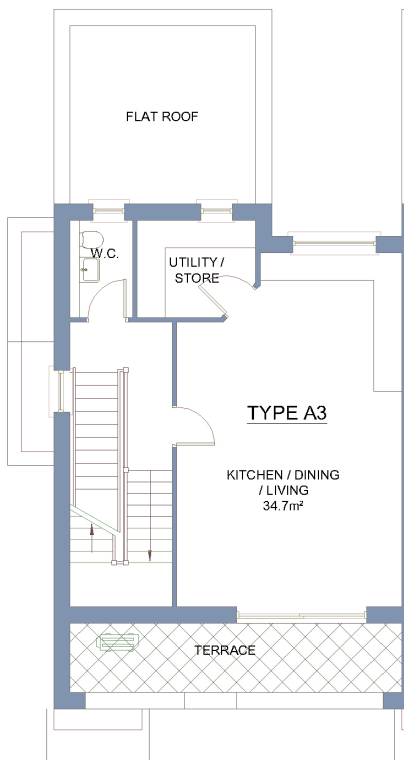
# Floor Plans

## Home Type A3

Home Type A3 offers a modern layout with an attractive open plan kitchen/dining/living space opening out onto a terrace. The 3 bedrooms are generously sized and the master bedroom features an ensuite and also has access to a terrace.



First Floor



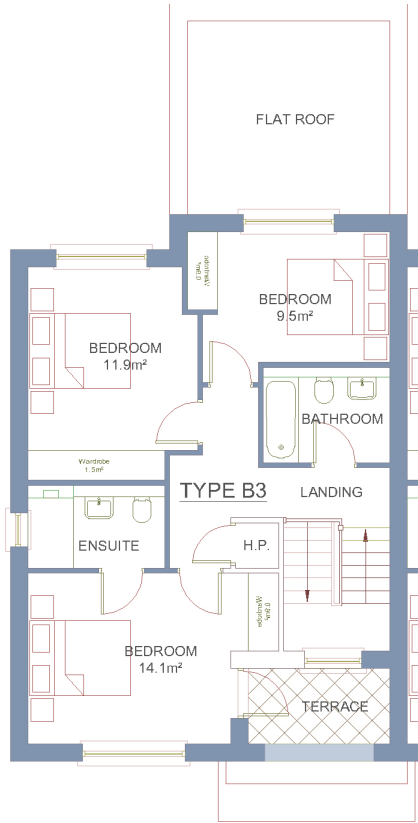
Ground Floor



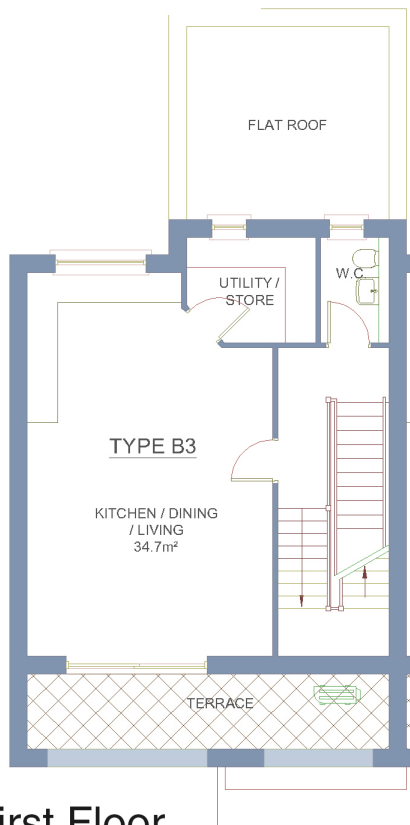
# Floor Plans

## Home Type B3

Home Type B3 offers a modern layout with an attractive open plan kitchen/dining/living space opening out onto a terrace. The 3 bedrooms are generously sized and the master bedroom features an ensuite and also has access to a terrace.



Second Floor



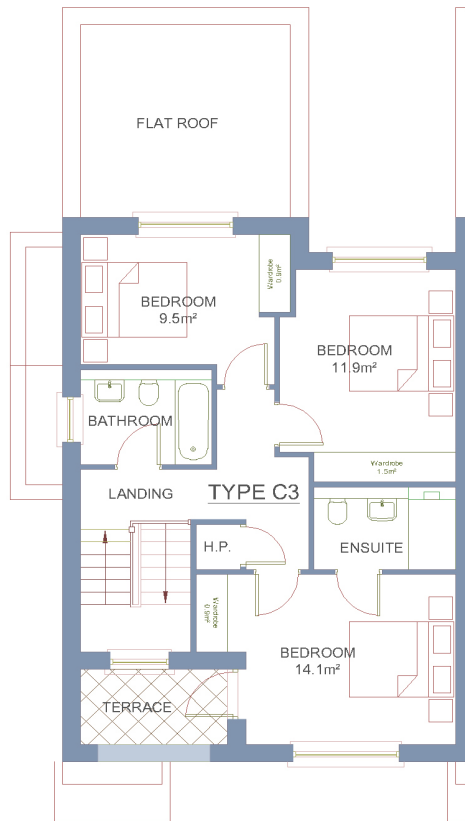
First Floor



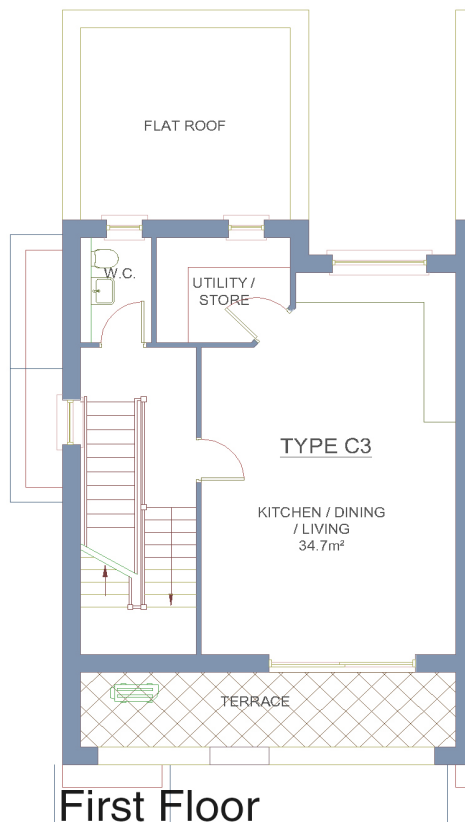
# Floor Plans

## Home Type C3

Home Type C3 offers a modern layout with an attractive open plan kitchen/dining/living space opening out onto a terrace. The 3 bedrooms are generously sized and the master bedroom features an ensuite and also has access to a terrace.



Second Floor



First Floor

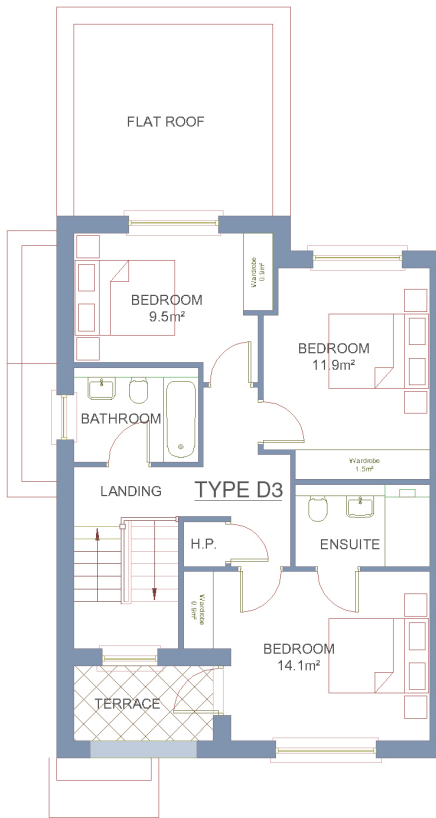




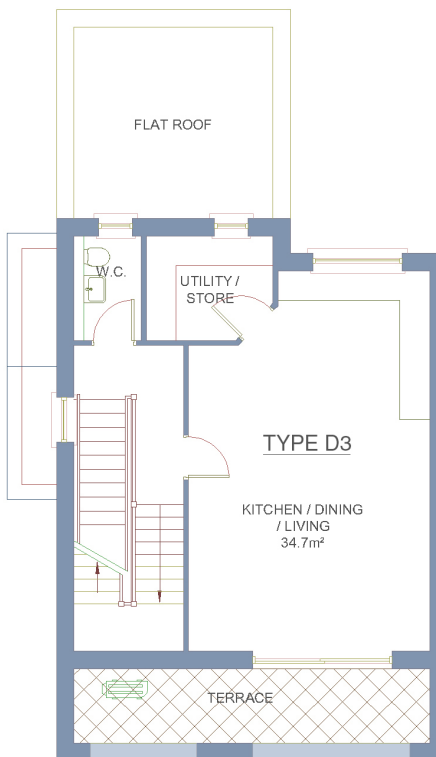
# Floor Plans

## Home Type D3

Home Type D3 offers a modern layout with an attractive open plan kitchen/dining/living space opening out onto a terrace. The 3 bedrooms are generously sized and the master bedroom features an ensuite and also has access to a terrace.



## Second Floor

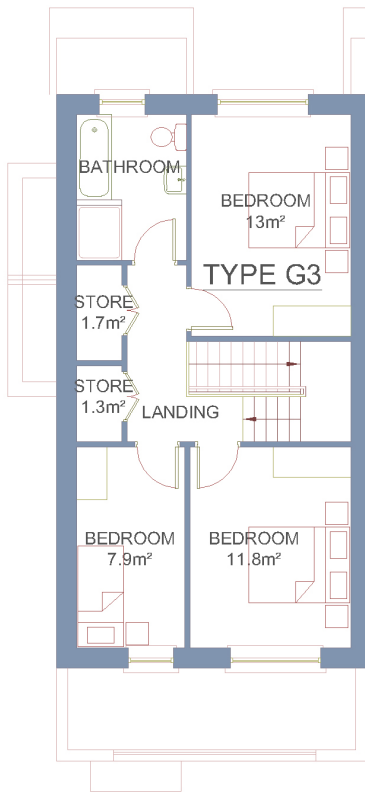


## First Floor

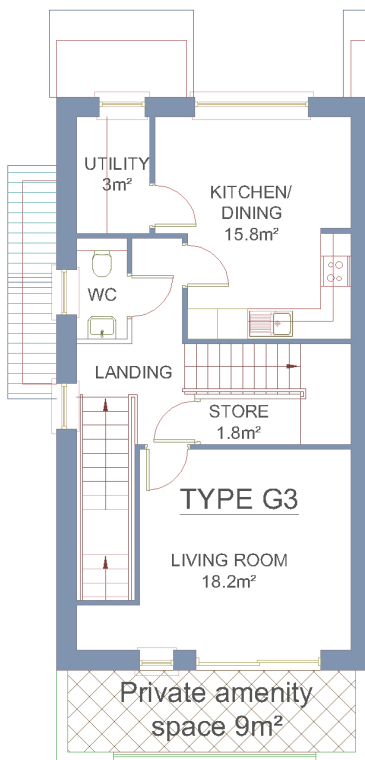
# Floor Plans

## Home Type G3

Home Type G3 offers an attractive layout with a kitchen/dining room with utility, and a large living room opening onto a private amenity space. The bedrooms and main bathroom are generously sized.



Second Floor



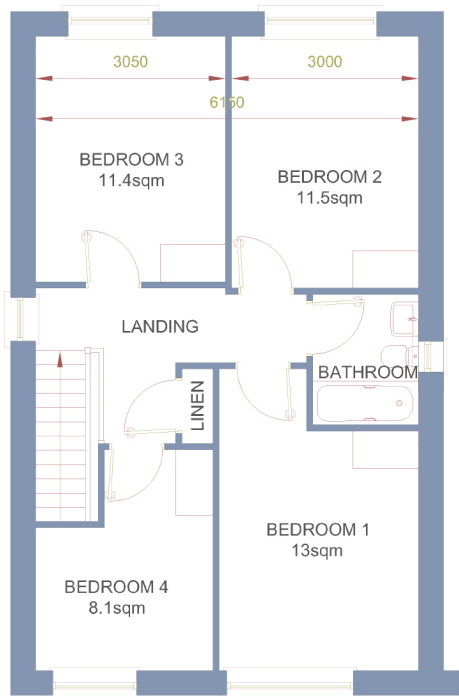
First Floor



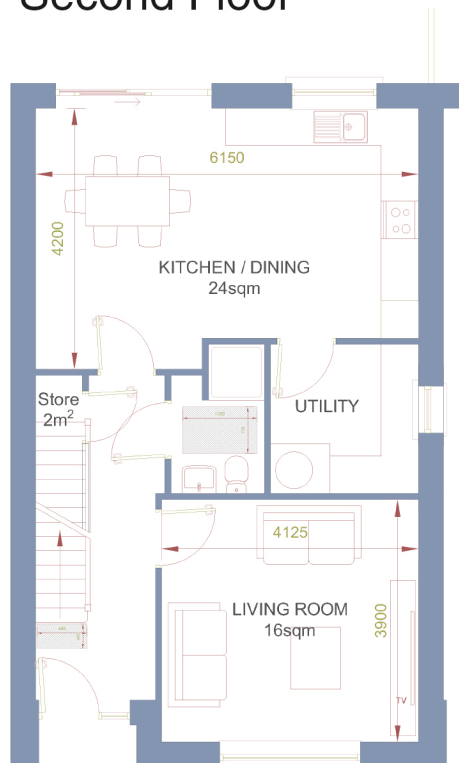
# Floor Plans

## Home Type H

Home Type H offers a large kitchen/dining room with a utility, a WC and a living room. The bedrooms and main bathroom are generously sized.



Second Floor



First Floor



# Brú na Gradán Key Specifications

## Exterior

- Fully landscaped development
- Brick paved driveways
- Front elevations will be a mix of selected brick, smooth render to front and dash to side and rear elevations
- Slate roof finishes with raised ridge caps
- Windows and doors will be Munster Joinery Future Proof PVC which will provide enhanced levels of energy efficiency
- Black aluminium fascia, PVC soffits and PVC downpipes throughout
- Side gate fitted between all houses
- External cable for future car charging point left on the front side elevation of each house

## Internal

- Highly insulated with A energy rating
- Stylish and elegant kitchen & utility included
- Laminate worktops as standard in all kitchens
- Laminate worktops in all utilities (where applicable depending on the home type)
- White painted internal doors throughout
- High quality ironmongery throughout
- Stairs will be soft wood with hardwood handrails
- All internal walls, woodwork & ceilings painted white
- The electrical layout has a generous allocation of light and power points located throughout each home with the final end user in mind
- Each home is wired for an intruder alarm
- Heating & Hot Water: an Air Source Heat Pump will be installed in the 4 bedroom houses; a Heat Recovery (Victorium) unit will be fitted in the duplexes
- Underfloor heating on the ground floor
- Radiators on the 1<sup>st</sup>/2nd floors, (where applicable depending on the home type),
- Heating system will be fully zoned
- Bathroom and ensuite fitted with high quality sanitary ware
- Mirrors in all bathrooms and ensuites
- Surface mounted showers with sliding rails in all ensuites
- Surface mounted bath mixer shower with sliding rails in all bathrooms
- All wet areas and floors tiled in the bathroom, ensuite and ground floor WC

# Affordable Homes at Brú na Gruadán

The Affordable Purchase Scheme is aimed at households who cannot afford a home at its open market value using their combined deposit and their approved maximum mortgage.

The scheme is open to First Time Buyers and Fresh Start applicants only.

Through this scheme, Limerick City and County Council takes a percentage equity share (share of the ownership) in the home.

## **How is the Affordable Purchase Price of the homes decided?**

The affordable purchase price will be calculated by Limerick City and County Council based on the purchasing power of eligible applicants. The calculation takes into account an eligible applicant's maximum mortgage capacity and savings, and the minimum price set for the home by the Council.

## **What are the Eligibility Criteria?**

To be eligible to apply for Affordable Housing, applicants must meet certain income, property and residency criteria.

Your purchasing power (gross income x 4) must be below 85.5% of the market value of the affordable home or you have proof from a financial institution that you cannot get a mortgage for 85.5% of the market value of the home.

You must not have previously owned a home that you bought or built to live in (exceptions apply for Fresh Start applicants).

You must have a legal right to live in Ireland.

More information on eligibility criteria can be obtained from <https://www.limerick.ie/council/services/housing/affordable-housing/affordable-home-purchase-scheme>.

## Where can I obtain Finance to purchase an Affordable Home?

Finance can be secured from banks nominated to issue loans to individuals who are availing of a local authority affordable dwelling purchase arrangement.

More information and assistance with a mortgage application can be obtained from the appointed Mortgage Broker for this Affordable Housing Scheme:



**Address:** No. 17 Mallow St., Limerick, V94 RT6V

**Phone:** (067) 32055 / (086) 4114111

**Email:** info@scroope.ie

**Website:** www.scroope.ie

Alternatively, if you are unable to obtain sufficient funding from a commercial bank, you may be eligible to apply for a Local Authority Home Loan. Full details of the Local Authority Home Loan, including eligibility criteria can be found on [www.limerick.ie/council/services/housing/buying-a-house/apply-for-a-local-authority-home-loan](http://www.limerick.ie/council/services/housing/buying-a-house/apply-for-a-local-authority-home-loan)

## Where can I get more information about this Affordable Housing Scheme?

For more information on this affordable housing scheme, please contact the team at GVM

Auctioneers:



**Address:** 25/26 Glentworth St., Limerick

**Phone:** (061) 413522

**Email:** newhomes@gvm.ie

**Website:** www.gvm.ie

## Where can I get more information on the eligibility criteria and how to apply for this Scheme?

For more information on eligibility criteria and how to apply for this affordable housing scheme, please contact the Affordable Housing Team at Limerick City and County Council:



Comhairle Cathrach  
& Contae **Luimnigh**

**Limerick City**  
& County Council

**Address:** Merchants Quay, Limerick

**Phone:** (061) 557028

**Email:** [affordable@limerick.ie](mailto:affordable@limerick.ie)

**Website:** [www.limerick.ie/council/services/housing/affordable-housing/affordable-home-purchase-scheme](http://www.limerick.ie/council/services/housing/affordable-housing/affordable-home-purchase-scheme)

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