



# MAPLE WOODS

MIDDLETON, CORK









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# ABOUT COST RENTAL

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# 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.





# MAPLE WOODS

**TUATH HOUSING IS PLEASED TO INTRODUCE 40  
NEW COST RENTAL HOMES AT MAPLE WOODS, A  
MODERN, MIXED TENURE, COMMUNITY LOCATED IN  
THE PICTURESQUE TOWN OF MIDLETON.**





### Rent

2 Bed Terrace House - €1,250 per month

3 Bed Terrace House - €1,450 per month

### Deposit

2 Bed Terrace House - €1,200

3 Bed Terrace House - €1,400





# BUILDING STANDARDS AND HOME EFFICIENCY

**MAPLE WOODS' A-RATED HOMES ARE FINISHED TO A HIGH STANDARD WITH COMFORT AND CONVENIENCE IN MIND.**

## **Energy efficiency and sustainability**

The homes at Maple Woods 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
- uPVC double glazed windows
- French two-tone double doors to rear

## Internal finishes

- Walls and ceilings painted in Fleetwood Glenveagh Mist Vinyl Matt throughout
- Quality interior joinery including painted doors, contemporary skirting and architraves finished in off-white satin paint
- Fitted modern wardrobes in the master bedroom

## 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
- Provisions for the installation of a car charging point where applicable
- All homes are A-rated and incorporate sustainable and renewable technology resulting in lower energy costs
- High level of insulation in floors, walls and roofs
- All houses constructed to provide a high level of airtightness to retain heat

## Kitchen

- Superb modern kitchen with soft-close doors
- Ergonomic kitchen design
- Durable hard-wearing worktops, full hob backsplash and matching upstand

## Bathroom and ensuite

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

## Resident facilities

- Seeded gardens where applicable

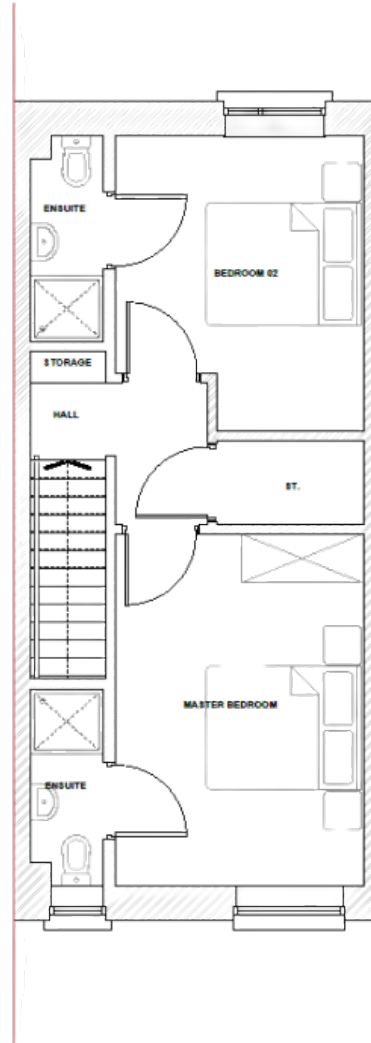
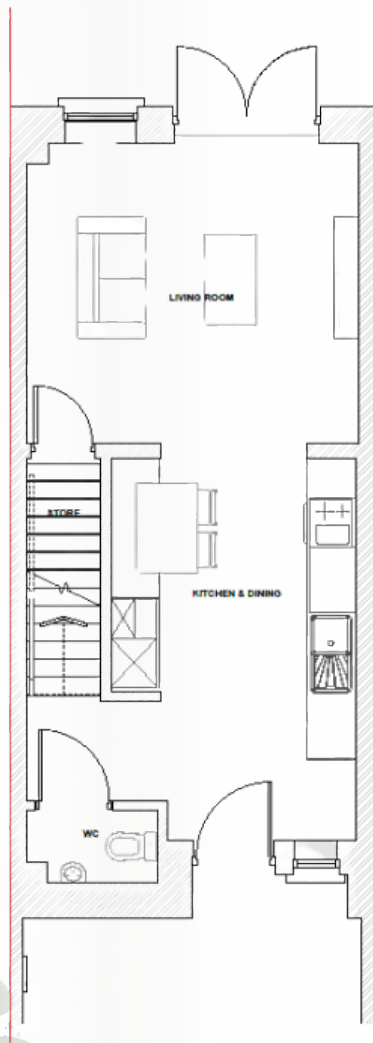




MAPLE WOODS - MIDLETON, CORK

# THE HAZEL

## 2 BED TERRACED HOUSE



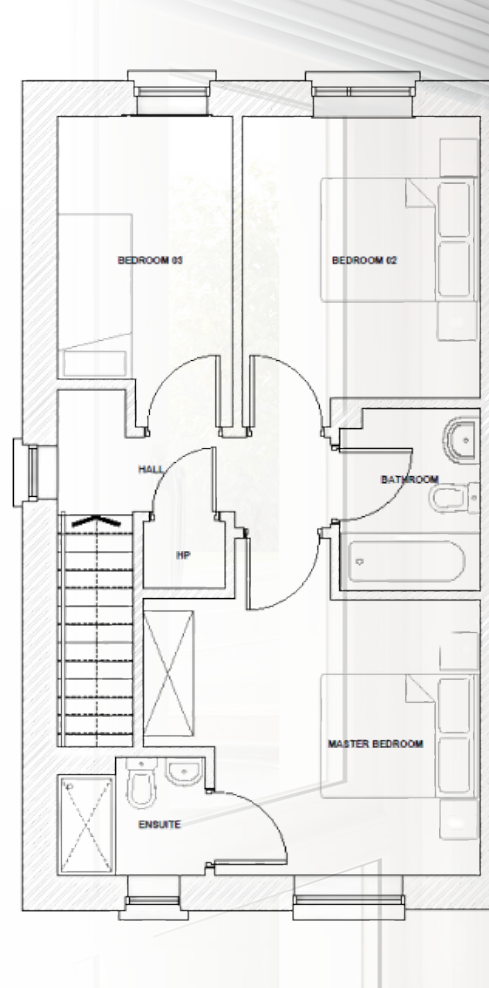
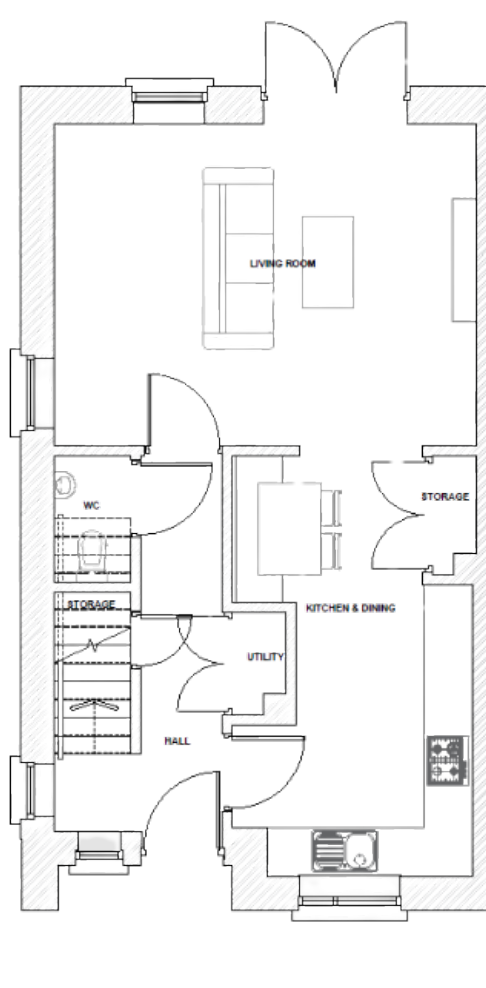
### For illustrative purposes.

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 TERRACED HOUSE









### **School** ●

1. Midleton Educate Together N.S.
2. Midleton CBS Secondary School
3. Midleton CBS Primary School
4. St. Mary's High School
5. Midleton College
6. St. John The Baptist National School
7. St. Colman's Community College
8. Scoil Bhríde Midleton
9. Gaelscoil Mhainistir Na Corannl

### **Shopping** ●

1. Tesco Superstore
2. ALDI
3. Hurley's Supervalu
4. Market Green Shopping Centre
5. Lidl

### **Sport** ●

1. Midleton GAA Club
2. Midleton Football Club
3. Midleton Hockey Club
4. Midleton Rugby Football Club
5. Midleton Cricket Club
6. Ballinacurra GAA Club
7. East Cork United Basketball Club
8. Salto Gymnastics & Trampolining Club

### **Transport** ●

1. Cork City (30 min drive)
2. Cork Airport (30 min drive)
3. Shannon Airport (2 hr drive)
4. Midleton Station – into Cork City (40 mins)

### **Places of Interest** ●

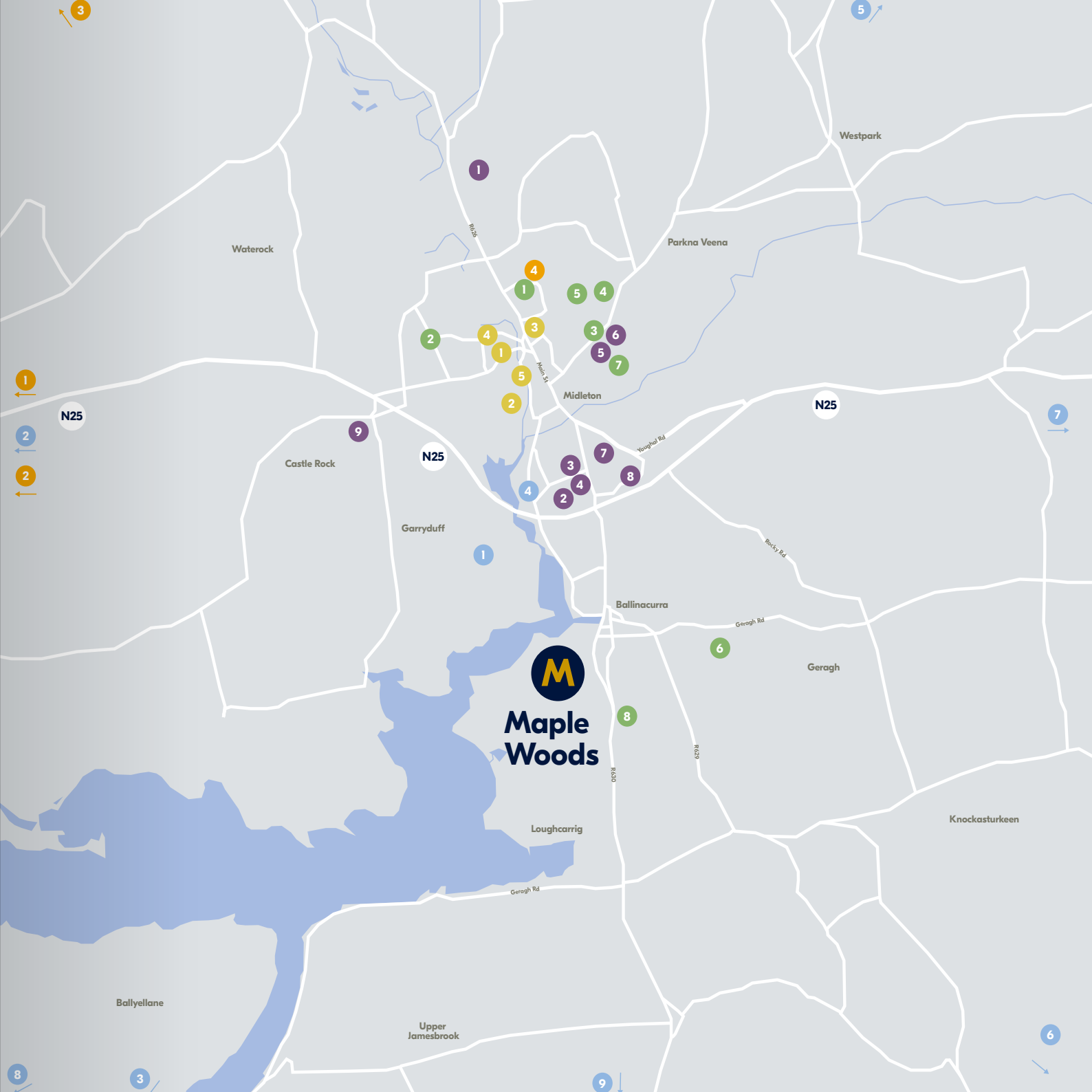
1. Ballyannan Woods – Midleton Forrest
2. Fota Island Resort + Wildlife Park
3. Marlogue Woods Forest and Recreational Area
4. Bailick Park
5. Leahy's Open Farm
6. Ballymaloe House Hote
7. Castlemartyr Resort and Golf Club
8. Titanic Experience Cobh
9. Inch Beach + White Bay Beacht

## **LOCAL AMENITIES AND ACCESS**

Maple Woods combines convenience, community, and natural beauty, with schools, shops, parks, and sports clubs all close at hand. Ongoing development continues to enhance its appeal for families and professionals alike.

Top-quality education is available at Midleton Educate Together N.S., Midleton College, and St. Colman's Community College. Local retail options include Tesco, ALDI, Lidl, SuperValu, and Market Green Shopping Centre. Excellent road, rail, and bus links connect Midleton to Cork City and beyond, making it a well-connected yet peaceful place to call home..





### By car

- Cork City – 30 minutes
- Cork Airport – 30 minutes
- Shannon Airport – 2 hours

### By public transport

- Midleton Train Station to Cork City – approx. 40 minutes
- Regular bus and rail services connecting to Cork City and surrounding area



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

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