



SWIFTBANKS

MILL ROAD, SAGGART



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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.



SWIFTBANKS

TUATH HOUSING IS PLEASED TO INTRODUCE MODERN, A-RATED COST RENTAL HOMES AT SWIFTBANKS, A VIBRANT NEW COMMUNITY ON MILL ROAD, SAGGART, CLOSE TO EXCELLENT LOCAL AMENITIES AND TRANSPORT LINKS TO DUBLIN CITY.

Rent

- 1 bed apartment – €1,375 per month
- 1 bed duplex – €1,400 per month
- 2 bed apartment – €1,650 per month
- 2 bed duplex – €1,650 per month
- 2 bed house – €1,699 per month

Deposit

- 1 bed apartment – €1,325
- 1 bed duplex – €1,350
- 1 bed apartment – €1,600
- 2 bed duplex – €1,600
- 2 bed house – €1,645



BUILDING STANDARDS AND HOME EFFICIENCY

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

Energy efficiency and sustainability

The homes at Swiftbanks 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

- Apartments have concrete frame, brick and render façade, flat green roof with PV panels
- Duplexes have grey roof tiles, buff brick, UPVC windows
- Houses have brick and render façade, grey roof tiles, UPVC windows
- Aluminium balconies to all apartments

Internal finishes

- Tiled wet areas and laminate flooring throughout
- Painted throughout
- Roller blinds to all windows
- Fitted wardrobes in all bedrooms

Heating

- Apartments use exhaust air heat pump with radiators
- Duplexes and houses use air source heat pump with radiators

Kitchen

- Laminate and timber grain units with soft close fittings, tiled splashback, extractor, sink and tap
- Appliances include hob, oven, fridge freezer and microwave
- Tiled floors and fire blanket in all kitchens



Bathroom and ensuite

- Tiled floors and walls with splashback above sinks
- WC, basin, bath with screen and thermostatic shower
- Mirrored cabinet with light and shaver socket





1 BED APARTMENT

49.5 sqm | 162.4 sqft

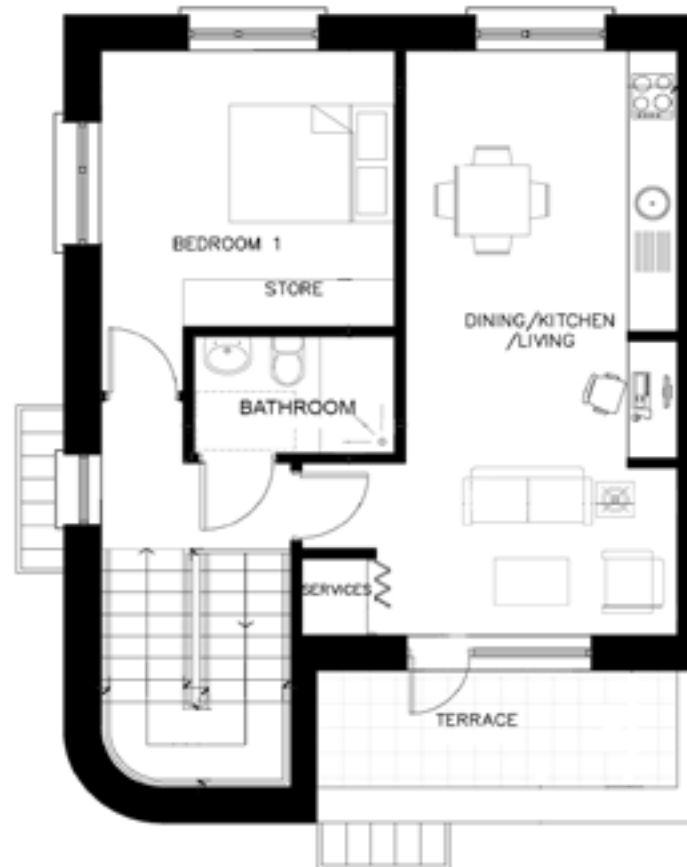


For illustrative purposes.

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.

1 BED DUPLEX

70 sqm | 229.7.4 sqft



2 BED APARTMENT

75 sqm | 246.1 sqft



2 BED APARTMENT

80.6 sqm | 264.4 sqft



2 BED APARTMENT

82.2 sqm | 269. sqft



2 BED DUPLEX

77.5 sqm | 254.3 sqft



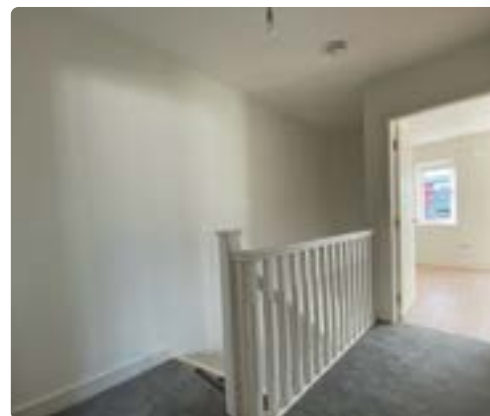
2 BED DUPLEX

79.5 sqm | 260.8 sqft



2 BED DUPLEX

79.9 sqm | 262.1 sqft



2 BED HOUSE

81.1 sqm | 266.1 sqft



First Floor



Second Floor



Schools

- Saggart Community National School
- Citywest Educate Together National School
- Coláiste Pobail Fólal

Shopping

- Citywest Shopping Centre
- Dunnes Stores
- Lidl
- Aldi
- Local Convenience Stores

Sport

- Saggart GAA Club
- Saggart Pitch & Putt Club
- Corkagh Park
- Westpark Fitness

Transport

- Luas Red Line (Saggart Stop)
- Bus Services

Places of Interest

- Corkagh Park
- Saggart Hill Loop
- Slievethoul Lugg Walk
- Brittas Pond
- Dublin Mountains Way



LOCAL AMENITIES AND ACCESS

Swiftbanks, Mill Road, Saggart is a well-connected new community with a mix of local charm and modern convenience.

Just a short stroll from Saggart village, residents have cafés, restaurants, and everyday essentials close at hand, while Citywest Shopping Centre is only minutes away for a wider choice of retail.

Education options include St. Mary's National School and Coláiste Pobail Fóla, while sports and recreation are well catered for with Saggart Pitch & Putt, walking routes in Corkagh Park, and nearby gyms and leisure facilities.

With green spaces, village atmosphere, and excellent connectivity, Swiftbanks offers comfortable, convenient living for a wide range of lifestyles.

By car

- Dublin City Centre – 35–40 minutes
- Tallaght Town Centre – 15 minutes
- Citywest Business Campus – 5 minutes.

By public transport

- Luas Red Line (Saggart) direct to Dublin City Centre - 48 minutes.
- 69 – Saggart and Hawkins Street
- 69X – Saggart to Poolbeg Street
- W6 – Saggart to Tallaght

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



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