



RATH RUA

PORTLAOISE



CONTENTS

Cost Rental	4
Rath Rua	8
Rental rates and deposits	9
Building standards and home efficiency	10
Floor plans	13
Local amenities and access	14

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.

RATH RUA

TUATH HOUSING IS PLEASED TO INTRODUCE MODERN, A-RATED COST RENTAL HOMES AT RATH RUA, A VIBRANT NEW COMMUNITY ONLY A STONE'S THROW FROM THE VIBRANT TOWN OF PORTLAOISE, COUNTY LAOIS, CLOSE TO EXCELLENT LOCAL AMENITIES AND TRANSPORT LINKS TO DUBLIN AND KILDARE.

Rent

2 bed mid terrace - €1,105 per month

Deposit

2 bed mid terrace - €1,055



BUILDING STANDARDS AND HOME EFFICIENCY

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

Energy efficiency and sustainability

The homes at Rath Rua 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 A-rated windowss

Internal finishes

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

Heating

- A-rated condensing Heat Pump heating system, thermostatically controlled for maximum comfort

Kitchen

- Superb modern kitchen with soft close doors
- Kitchens fitted with an upstand
- Appliances include hob, oven, fridge freezer and microwave



2 BED MID TERRACE

73.4 | 240.8 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.

Schools

- Portlaoise Educate Together
- Gaelscoil Phortlaoise
- Holy Family Junior School
- Scoil Bhride National School
- Portlaoise College
- Scoil Eoin Phoil
- Little Stars Creche and Montessori School
- Portlaoise Creche and Montessoril

Shopping

- ALDI
- LIDL
- Tesco
- Portlaoise Shopping Centre

Sport

- Portlaoise Rugby Club
- Portlaoise Athletics Club
- Portlaoise GAA Club
- Portlaoise Panthers
- Old Fort Celtic FC
- Portlaoise AFC
- Portlaoise Leisure Centre
- Portlaoise Boxing Club
- Portlaoise Golf Club
- The Heath Golf Clubs

Transport

- Portlaoise Train Station

Places of Interest

- The Killeshin Hotel
- Midlands Park Hotel
- Maldron Hotel Portlaoise
- The People's Park
- O'Moore Park
- Rock of Dunamase
- Slieve Bloom Mountains

LOCAL AMENITIES AND ACCESS

Rath Rua in Portlaoise offers a modern place to call home, combining comfort, convenience, and a strong sense of community. Located close to Portlaoise town centre, residents have shops, cafés, and essential services nearby, while Portlaoise Shopping Centre and major supermarkets offer an even wider retail choice.

Families benefit from excellent education options including Portlaoise Educate Together, Gaelscoil Phortlaoise and Portlaoise College. Sports and leisure are also well catered for with Portlaoise GAA, Rugby and Athletics clubs, local gyms and scenic walks in The People's Park and nearby Slieve Bloom Mountains.

By car

- Dublin City Centre – 1 hour
- Kildare Town – 25 minutes
- Kilkenny City – 40 minutes

By public transport

- Portlaoise Train Station – regular services to Dublin Heuston (approx. 50 minutes) and Kildare (approx. 20 minutes)
- Local and regional bus services offer convenient connections to locations across Ireland's midlands and major urban centres.

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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