



DONABATE | SWORDS | BELCAMP | LUSK
Fingal, County Dublin

**Comhairle Contae
Fhine Gall**
Fingal County
Council



**An Roinn Tithíochta,
Rialtais Áitiúil agus Oidhreachta**
Department of Housing,
Local Government and Heritage

**Sherry
FitzGerald**
Cumisky Kelly

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Address	Type	No. of Beds	Market Value (2024)	Minimum Purchase Price	% discount	Maximum Purchase price	% discount	Maximum Income
Millers Glen, Swords								
44 Park Avenue, Millers Glen, Swords, K67 A8P7	Mid Terrace	3	€470,000	€370,000	21.28%	€446,500	5%	€100,463
94 Millers Avenue, Millers Glen, Swords, K67 Y5Y8	Semi-Detached	3	€500,000	€400,000	20.00%	€475,000	5%	€106,875
92 Millers Avenue, Millers Glen, Swords, K67 F6K0	Semi-Detached	3	€500,000	€400,000	20.00%	€475,000	5%	€106,875
100 Millers Avenue, Millers Glen, Swords, K67 K3C8	Semi-Detached	3	€500,000	€400,000	20.00%	€475,000	5%	€106,875
102 Millers Avenue, Millers Glen, Swords, K67 K3E5	Semi-Detached	3	€500,000	€400,000	20.00%	€475,000	5%	€106,875
11 Westmill Walk, Millers Glen, Swords, K67 E2W4	Mid Terrace	3	€480,000	€380,000	20.83%	€456,000	5%	€102,600
Cronan's Well Gate, Swords								
5 Cronan's Well Gate, Mooretown, Swords, K67 P3C2	Mid Terrace	2	€400,000	€300,000	25.00%	€380,000	5%	€85,500
14 Cronan's Well Gate, Mooretown, Swords, K67 C9X8	End Terrace	3	€495,000	€395,000	20.20%	€470,250	5%	€105,806
Station Road, Lusk								
2 Hawthorn Way, Lusk Village, Lusk, K45 TR83	Detached	4	€565,000	€465,000	17.70%	€536,750	5%	€120,769
62 Scholars Walk, Lusk Village, Lusk, K45 K882	Detached	4	€555,000	€455,000	18.02%	€527,250	5%	€118,631
66 Scholars Walk, Lusk Village, Lusk, K45 NY36	Detached	4	€560,000	€460,000	17.86%	€532,000	5%	€119,700
The Paddocks, Donabate								
41 The Paddocks, Portrane Rd, Donabate, K36 EA33	Mid Terrace	3	€500,000	€400,000	20.00%	€475,000	5%	€106,875
42 The Paddocks, Portrane Rd, Donabate, K36 F883	Mid Terrace	3	€500,000	€400,000	20.00%	€475,000	5%	€106,875
43 The Paddocks, Portrane Rd, Donabate, K36 AX79	Mid Terrace	3	€500,000	€400,000	20.00%	€475,000	5%	€106,875
Belcamp, Dublin 17								
1 College Avenue, Belcamp, Dublin 17, D17 X793	Mid Terrace	3	€475,000	€375,000	21.05%	€451,250	5%	€101,531
3 College Avenue, Belcamp, Dublin 17, D17 E439	Semi-Detached	4	€550,000	€450,000	18.18%	€522,500	5%	€117,563

How to Buy an Affordable Home

Comhairle Contae
Fhine Gall
Fingal County
Council



1. Affordable homes will be advertised on www.fingal.ie/affordablehousing, Fingal social media channels:  and in the local press for a minimum of two weeks.



2. Apply for mortgage approval in principal or Local Authority Home Loan www.fingal.ie/localauthorityhomeloan.



3. Check your eligibility for the Help to Buy Scheme (HTBS) (www.revenue.ie).



4. Register on our Affordable Housing online portal located @ www.fingal.ie to apply.



5. Submit required documentation including your gross income, proof of right to reside, deposit details (savings, gifts, and/or HTBS) to confirm your eligibility.



6. Fingal will assess the validity and eligibility of your application. Properties will be offered in order of date and time of your application.



7. Fingal will calculate the equity share based on your purchasing power.



8. Fingal will advise the developer/selling agent to contact you to choose from available properties based on your affordability.



9. Pay your booking deposit to the developer to secure your property. Your booking deposit is fully refundable until signing of contracts.



10. Apply for formal approval of loan offer. Be aware you may need an extension on your mortgage approval if there are any delays.



11. Contract of Sale and Affordable Dwelling Purchase Agreement (ADPA) will now be issued to your Solicitor.



12. Arrange House and Mortgage Protection Insurance.



13. Sign Contract of Sale and ADPA with your Solicitor.



14. The developer will invite you to snag your new home. You may engage a surveyor to carry out this work for you or you can do it yourself.



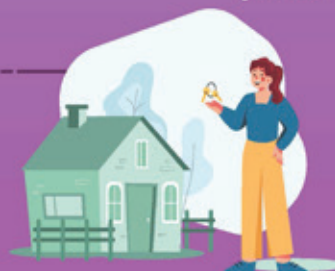
15. Contact your lender to request a draw down of funds. The Developer will carry out any snag works if required.



16. Affordable Dwelling Contribution funds are released, and your purchase can now proceed following receipt of HTBS fund, if applicable, and draw down of lender funds.



17. Both Solicitors will agree a closing date of sale and the developer will contact you to arrange collection of your keys.



**Congratulations!
Welcome Home.**



Rialtas na hÉireann
Government of Ireland

Housing for All

A new Housing Plan for Ireland

**Fingal
Housing**

The Paddocks, Donabate

Donabate is located on a peninsula surrounded by natural scenery and coast, a comfortable distance from the bustle of Dublin City. It's the ideal base for couples and families who value healthy lifestyles, access to quality education and activities, whilst an easy commute to Swords, Dublin City and the airport by car, bus, or train. The popularity of The Paddocks, Donabate which retains its friendly village atmosphere is easily understood beach walks, countryside hikes and all amenities walking distance from your home... yet only 30 minutes from Dublin.

These homes are situated in The Paddocks, a development arranged around a central crescent surrounded by landscaped open space. There are a great selection of local shops walking distance from your home while larger retail centres such as Pavilions & Airside are only minutes drive. School starts in the Community Pre-School followed by St Patrick's National School, Educate Together and Donabate Community College.

Apart from coastal walks, sports are well catered for in the Donabate-Portrane area and include GAA, tennis, hockey, soccer, and basketball clubs. It is somewhat of a golfer's paradise with Corballis, Balcarrick, Donabate, The Island and Beaverstown all close by, whilst slightly further afield are Portmarnock and St Annes. The local Leisure Centre is close to The Paddocks, offering a full range of fitness, sport, martial arts and kiddies' classes as well as the local library.

When venturing out from Donabate at the weekends there are a myriad of coastal towns and villages offering their unique individual slant on life Skerries, Loughshinny, Howth, Malahide and not to forget a visit to Newbridge House & Farm, a must for all kids!



For Sale

Market Value €500,000

Affordable applicants

Min €400,000 - Max €475,000



**41 The Paddocks
Portrane Road,
Donabate,
Co. Dublin
K36 EA33**

Superbly finished 115 sq m / 1,238 sq ft,
3 bed mid-terrace home, in a cul-de-sac location.



Calculating the Affordable Price & Equity Share for 41 The Paddocks a 3 bed mid-terrace house in The Paddocks, Donabate.

(Examples only, prices will vary subject to applicants individual circumstances)

Market Value €500,000			Minimum Sale Price €400,000			
Gross household income	Mortgage capacity (income x 4)	Deposit (Min. 10%)	Applicant Purchase Price (Mortgage + Deposit)	FCC Contribution	Equity Share	Total Cost
€90,000	€360,000	€40,000	€400,000	€100,000	20%	€500,000
€106,875	€427,500	€47,500	€475,000	€25,000	5%	€500,000



Special Features

- A-rated home with air to water heat pump.
- Striking brick fronted 3 bed home.
- Aluclad double glazed windows.
- Quality fitted kitchen and bathrooms.
- Front driveway with off street parking.
- A stone's throw from Donabate train station.
- Superbly located close to schools, shops & commuter links.

For Sale

Market Value €500,000

Affordable applicants

Min €400,000 - Max €475,000



**42 The Paddocks
Portrane Road,
Donabate,
Co. Dublin
K36 F883**

Superbly finished 115 sq m / 1,238 sq ft,
3 bed mid-terrace home, in a cul-de-sac location.



Calculating the Affordable Price & Equity Share for 42 The Paddocks a 3 bed mid-terrace house in The Paddocks, Donabate.

(Examples only, prices will vary subject to applicants individual circumstances)

Market Value €500,000			Minimum Sale Price €400,000			
Gross household income	Mortgage capacity (income x 4)	Deposit (Min. 10%)	Applicant Purchase Price (Mortgage + Deposit)	FCC Contribution	Equity Share	Total Cost
€90,000	€360,000	€40,000	€400,000	€100,000	20%	€500,000
€106,875	€427,500	€47,500	€475,000	€25,000	5%	€500,000



Special Features

- Exclusive Vandersanden brick on front elevations, and painted render finish to side and rear elevations.
- Paved driveway with parking for 2 cars and planter beds between houses
- Aluclad windows and doors throughout
- Light grey Shaker kitchen with quartz worktops
- Integrated island storage
- Energy efficient air to water heat pump system
- Built in wardrobes in all bedrooms
- Fully tiled bathroom & ensuite with tiling
- Private rear garden with paved patio area

For Sale

Market Value €500,000

Affordable applicants

Min €400,000 - Max €475,000



**43 The Paddocks,
Portrane Road,
Donabate,
Co. Dublin.
K36 AX79.**

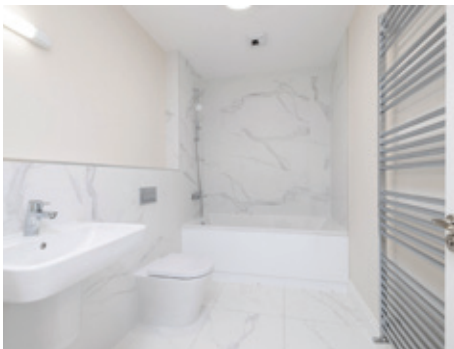
Superbly finished 115 sq m / 1,238 sq ft,
3 bed mid-terrace home, in a cul-de-sac location.



Calculating the Affordable Price & Equity Share for 43 The Paddocks a 3 bed mid-terrace house in The Paddocks, Donabate.

(Examples only, prices will vary subject to applicants individual circumstances)

Market Value €500,000			Minimum Sale Price €400,000			
Gross household income	Mortgage capacity (income x 4)	Deposit (Min. 10%)	Applicant Purchase Price (Mortgage + Deposit)	FCC Contribution	Equity Share	Total Cost
€90,000	€360,000	€40,000	€400,000	€100,000	20%	€500,000
€106,875	€427,500	€47,500	€475,000	€25,000	5%	€500,000



Special Features

- Exclusive Vandersanden brick on front elevations, and painted render finish to side and rear elevations.
- Paved driveway with parking for 2 cars and planter beds between houses
- Aluclad windows and doors throughout
- Light grey Shaker kitchen with quartz worktops
- Integrated island storage
- Energy efficient air to water heat pump system
- Built in wardrobes in all bedrooms
- Fully tiled bathroom & ensuite with tiling
- Private rear garden with paved patio area

Belcamp, Malahide Road

Belcamp is just a short commute to Dublin city centre, walking distance to local amenities and a stone's throw from the sea, these homes are perfectly located to enjoy work, home and family life in perfect harmony.

Wind down from the working day with a walk on Burrow or Portmarnock Beach, spend family time in Howth or Malahide enjoying the facilities of these seaside towns knowing, when the city calls, DART, Bus or Car will have you present in comfortably under 20 mins.

At nearby Northern Cross you'll find your everyday shopping essentials with plenty of local eateries and Yoga Ireland to keep you supple. Slightly further afield are Clarehall & Donaghmede Shopping Centres with a wider variety of shops & services. For that special occasion take the short trip to Malahide and stroll amongst the many inspirational boutiques, or treat yourself to some fine dining. There are numerous primary and secondary schools within walking distance, including St Francis of Assisi, Belmayne & Stapolin Educate Together and St Nicholas of Myra.

There are many sports & leisure clubs & in the vicinity of Belcamp including swimming at Trinity Sports & Leisure Club, GAA, Tennis, Soccer, Rugby, athletics etc. or alternatively take brisk walk through nearby Fr Collins Park, or bring the kids skateboarding in Balgriffin. Golfers are spoiled with many courses within a short drive incl. Malahide, Portmarnock and St. Anne's.

Transport is first class with a quality bus corridor on the Malahide Road, Clongriffin DART station and easy access to the M1 and M50 motorway networks. Not forgetting Dublin Airport – jump on a plane and within a few of hours find yourself exploring the many wonders of central Europe.



For Sale

Market Value €475,000

Affordable applicants

Min €375,000 - Max €451,250



**1 College Avenue,
Belcamp,
Dublin 17.
D17 X793.**

A spacious, 3 bedroom mid-terrace home convenient to Malahide and Dublin City measuring c. 111 sq m / 1,195 sq ft.

BER A2

Calculating the Affordable Price & Equity Share for 1 College Avenue, a 3 bed mid-terrace house in Belcamp, Dublin 17.

(Examples only, prices will vary subject to applicants individual circumstances)

Market Value €475,000			Minimum Sale Price €375,000			
Gross household income	Mortgage Capacity (income x 4)	Deposit (Min. 10%)	Applicant Purchase Price (Mortgage + Deposit)	FCC Contribution	Equity Share	Total Cost
€84,375	€337,500	€37,500	€375,000	€100,000	21.05%	€475,000
€101,531	€406,125	€45,125	€451,250	€23,750	5%	€475,000



Special Features

- 3 bed mid terrace home with redbrick facade
- A-rated home with Air to water heat-pump.
- Double glazed uPVC windows
- Modern fitted kitchen with separate utility room
- Built in wardrobes in all bedrooms.
- Tiled bathroom and ensuite
- Front cobblelock driveway with off street parking.
- Private rear garden with concrete patio area

For Sale

Market Value €550,000

Affordable applicants

Min €450,000 - Max €522,500



**3 College Avenue,
Belcamp,
Dublin 17
D17 E439**

A stunning 4 bed end-terrace family home
convenient to Malahide and Dublin City
measuring c. 127sq m / 1,367 sq ft.



Calculating the Affordable Price & Equity Share for 3 College Avenue, a 4 bed end-terrace house in Belcamp, Dublin 17.

(Examples only, prices will vary subject to applicants individual circumstances)

Market Value €550,000			Minimum Sale Price €450,000			
Gross household income	Mortgage Capacity (income x 4)	Deposit (Min. 10%)	Applicant Purchase Price (Mortgage + Deposit)	FCC Contribution	Equity Share	Total Cost
€101,250	€405,000	€45,000	€450,000	€100,000	18.18%	€550,000
€117,563	€470,250	€52,250	€522,500	€27,500	5%	€550,000



Special Features

- Stunning 4 bed end terrace home with redbrick façade
- A-rated home with Air to water heat-pump.
- Flooring throughout the ground floor and first floor
- Double glazed uPVC windows
- Fully fitted modern kitchen with built-in appliances.
- Built in wardrobes in bedrooms.
- Tiled bathroom and ensuite
- Front cobblelock driveway with off street parking.
- Private rear garden with concrete patio area

Station Road, Lusk.

Lusk is one of the fastest growing towns in north County Dublin conveniently situated north-east from Dublin City Centre close to the M1 motorway with easy access to Dublin Airport, the M50 road network & Port Tunnel, all providing great connectivity. Station Road is adjacent Lusk Village Quarter which comprises of a large supermarket along with a variety of shops and cafes, a village square and village green which will complement the existing shopping facilities and amenities within Lusk.

These homes are ideally located in the heart of Lusk with excellent commuter infrastructure including a shared rail station (with nearby coastal Rush), good road and bus connections make for an easy ride to the city. With the bustling seaside towns of Skerries, Rush and Donabate nearby providing coastal walks and recreational amenities, Lusk has it all whilst also conveniently located to a great selection of local primary and secondary schools including, Lusk National School, Corduff National School, Hedgestown National School and Rush & Lusk Educate Together National School.

Lusk and the wider local hinterland is also well serviced by any number of sporting facilities Rugby, GAA, soccer, golf, martial arts, rowing while a great many recreational parks are situated a short drive away including Newbridge House & Farm and Ardgillan Castle & Demesne providing excellent walking, running and biking opportunities. Water sports enthusiasts are well catered for in nearby Balbriggan, Skerries and Rush with Loughshinny & Gormanston hidden gems for beach time family days out. Country pursuits are also available nearby including fishing, equestrian, hiking and shooting.



For Sale

Market Value €565,000

Affordable applicants

Min €465,000 - Max €536,750



**2 Hawthorn Way,
Station Road,
Lusk, Co. Dublin.
K45 TR83**

A large, detached family home
in the popular Station Road development
measuring c. 137sq m / 1,475 sq ft.

BER A2

Calculating the Affordable Price & Equity Share for 2 Hawthorn Way a 4 bed detached house in Station Road, Lusk, Co. Dublin

(Examples only, prices will vary subject to applicants individual circumstances)

Market Value €565,000			Minimum Sale Price €465,000			
Gross household income	Mortgage Capacity (income x 4)	Deposit (Min. 10%)	Applicant Purchase Price (Mortgage + Deposit)	FCC Contribution	Equity Share	Total Cost
€104,625	€418,500	€46,500	€465,000	€100,000	17.70%	€565,000
€120,769	€483,076	€53,750	€536,750	€28,250	5%	€565,000



Special Features

- Detached 4 bed spacious family home.
- A-rated home with gas central heating.
- Finished with flooring throughout.
- Double glazed uPVC windows
- Modern shaker kitchen with built in appliances.
- Fully fitted bathroom and ensuite
- Side cobblelock driveway with off street parking.
- Private rear garden

For Sale

Market Value €555,000

Affordable applicants

Min €455,000 - Max €527,250



**62 Scholars Walk,
Station Road,
Lusk, Co. Dublin.
K54 K882.**

A large, detached family home
in the popular Station Road development
measuring c. 137sq m / 1,475 sq ft.



Calculating the Affordable Price & Equity Share for 62 Scholars Walk a 4 bed detached house in Station Road, Lusk, Co. Dublin

(Examples only, prices will vary subject to applicants individual circumstances)

Market Value €555,000			Minimum Sale Price €455,000			
Gross household income	Mortgage Capacity (income x 4)	Deposit (Min. 10%)	Applicant Purchase Price (Mortgage + Deposit)	FCC Contribution	Equity Share	Total Cost
€102,375	€409,500	€45,500	€455,000	€100,000	18.02%	€555,000
€118,631	€474,524	€52,725	€527,250	€27,750	5%	€555,000



Special Features

- Detached 4 bed spacious family home.
- A-rated home with gas central heating.
- Double glazed uPVC windows
- Modern shaker kitchen
- Built in wardrobes in all bedrooms.
- Bathroom and ensuite with tiled walls behind bath and shower
- Rear cobblelock driveway with off street parking.
- Private rear garden

For Sale

Market Value €560,000

Affordable applicants

Min €460,000 - Max €532,000



**66 Scholars Walk,
Station Road,
Lusk, Co. Dublin,
K54 NY36.**

A large, detached family home
in the popular Station Road development
Measuring c. 137sq m / 1,475 sq ft.



Calculating the Affordable Price & Equity Share for 66 Scholars Walk a 4 bed detached house in Station Road, Lusk, Co. Dublin

(Examples only, prices will vary subject to applicants individual circumstances)

Market Value €560,000			Minimum Sale Price €460,000			
Gross household income	Mortgage Capacity (income x 4)	Deposit (Min. 10%)	Applicant Purchase Price (Mortgage + Deposit)	FCC Contribution	Equity Share	Total Cost
€103,500	€414,000	€46,000	€460,000	€100,000	17.86%	€560,000
€119,700	€478,800	€53,200	€532,000	€28,000	5%	€560,000



Special Features

- Detached 4 bed spacious family home.
- A-rated home with gas central heating.
- Double glazed uPVC windows
- Flooring through the ground floor and first floor
- Modern shaker kitchen with breakfast bar with seating area
- Main bedroom with ensuite
- Fully fitted Bathroom and ensuite
- Side cobblelock driveway with off street parking.
- Private rear garden

Millers Glen, Swords

Swords is one of Dublin's most popular residential commuter locations, offering great connectivity to Dublin City, Dublin Airport and the M50. It enjoys excellent schools, public transport, and wonderful sporting, leisure and local amenities. Within Swords, in recent years, Millers Glen seems to have developed the reputation of being the people's champion when it comes to the preferred place to live.

It's not difficult to understand why Swords has become so popular. As the county town of Fingal, it has established as the preeminent non-coastal residential town in the County and has experienced significant growth. As Swords has developed in recent years, so have the exceptional amenities and facilities. New schools, superb shopping facilities, easy access, recreational parks and sports clubs combine to make Swords a very desirable place to live. The Pavilions is one of Dublin's best retail centres with a fantastic range of shops as well as Movies@ Swords a multi-screen facility with a variety of eateries to make a night of it!

Swords and its surrounding hinterland have much to offer the sporting enthusiast. There are several parkland golf courses including, Swords Golf Club, St. Margaret's, Roganstown and Forrest Little, along with a host sports clubs, GAA, soccer, rugby and tennis. For those interested in the outdoors nearby parks include the linear park beside the Broadmeadow River, Newbridge House & Farm, Malahide Castle, River Valley Park, and Swords Castle. For country sports enthusiasts there are equestrian pursuits including cross country and jumping, fishing, hiking and a number of clay pigeon shooting ranges nearby. Malahide and Portmarnock beaches are also within easy reach catering for seaside walks with a host of popular boutiques, delicious restaurants and friendly hostelries in which to wind down afterwards.



For Sale

Market Value €470,000

Affordable applicants

Min €370,000 - Max €446,500



**44 Park Avenue,
Millers Glen,
Swords, Co. Dublin.
K67 A8P7.**

A spacious 3 bedroom, mid terraced family home
in one of Swords most popular housing estates,
measuring c. 115 sq m / 1,238 sq ft.

BER A2

Calculating the Affordable Price & Equity Share for 44 Park Avenue, a 3 bed mid terrace house in Millers Glen, Swords, Co. Dublin.

(Examples only, prices will vary subject to applicants individual circumstances)

Market Value €470,000			Minimum Sale Price €370,000			
Gross household income	Mortgage Capacity (income x 4)	Deposit (Min. 10%)	Applicant Purchase Price (Mortgage + Deposit)	FCC Contribution	Equity Share	Total Cost
€83,250	€333,000	€37,000	€370,000	€100,000	21.28%	€470,000
€100,463	€401,850	€44,650	€446,500	€23,500	5%	€470,000



Special Features

- A spacious 3 bedroom, terraced family home in one of Swords most popular housing estates, measuring c. 115 sq m / 1,238 sq ft.
- A-rated home with gas central heating
- Solar panels heating hot water
- Quality flooring coverings throughout
- uPVC double glazed windows
- Modern fitted kitchen with built in appliances
- Built in wardrobes in bedrooms.
- Tiled bathroom and ensuite
- Front bay parking
- Superbly located close to schools, shops & commuter links

For Sale

Market Value €500,000

Affordable applicants

Min €400,000 - Max €475,000



**92 Millers Avenue,
Millers Glen,
Swords, Co. Dublin.
K67 F6K0.**

A spacious 3 bedroom, semi-detached family home
in one of Swords most popular housing estates,
measuring c. 115 sq m / 1,238 sq ft.



Calculating the Affordable Price & Equity Share for 92 Millers Avenue, a 3 bed semi-detached house in Millers Glen, Swords, Co. Dublin.

(Examples only, prices will vary subject to applicants individual circumstances)

Market Value €500,000			Minimum Sale Price €400,000			
Gross household income	Mortgage Capacity (income x 4)	Deposit (Min. 10%)	Applicant Purchase Price (Mortgage + Deposit)	FCC Contribution	Equity Share	Total Cost
€90,000	€360,000	€40,000	€400,000	€100,000	20%	€500,000
€106,875	€427,500	€47,500	€475,000	€25,000	5%	€500,000



Special Features

- A spacious 3 bedroom, semi-detached family home in one of Swords most popular housing estates, measuring c. 115 sq m / 1,238 sq ft
- A-rated home with gas central heating
- uPVC double glazed windows
- Modern fitted kitchen
- Built in wardrobes in bedrooms.
- Tiled bathroom and ensuite
- Front bay parking
- Superbly located close to schools, shops & commuter links

For Sale

Market Value €500,000

Affordable applicants

Min €400,000 - Max €475,000



**94 Millers Avenue,
Millers Glen,
Swords, Co. Dublin.
K67 Y5Y8.**

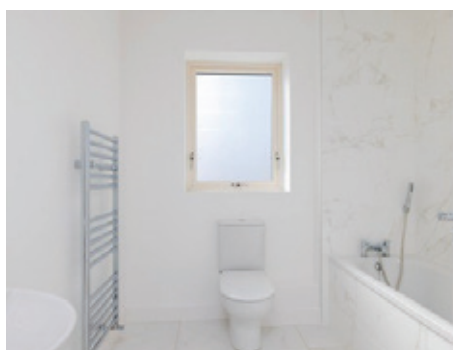
A spacious 3 bedroom, semi-detached family home
in one of Swords most popular housing estates,
measuring c. 115 sq m / 1,238 sq ft.

BER A2

Calculating the Affordable Price & Equity Share for 94 Millers Avenue, a 3 bed semi-detached house in Millers Glen, Swords, Co. Dublin.

(Examples only, prices will vary subject to applicants individual circumstances)

Market Value €500,000			Minimum Sale Price €400,000			
Gross household income	Mortgage Capacity (income x 4)	Deposit (Min. 10%)	Applicant Purchase Price (Mortgage + Deposit)	FCC Contribution	Equity Share	Total Cost
€90,000	€360,000	€40,000	€400,000	€100,000	20%	€500,000
€106,875	€427,500	€47,500	€475,000	€25,000	5%	€500,000



Special Features

- A spacious 3 bedroom, semi-detached family home in one of Swords most popular housing estates, measuring c. 115 sq m / 1,238 sq ft
- A-rated home with gas central heating
- uPVC double glazed windows
- Modern fitted kitchen
- Built in wardrobes in bedrooms.
- Tiled bathroom and ensuite
- Front bay parking
- Superbly located close to schools, shops & commuter links

For Sale

Market Value €500,000

Affordable applicants

Min €400,000 - Max €475,000



**100 Millers Avenue,
Millers Glen,
Swords, Co. Dublin.
K67 K3C8.**

A spacious 3 bedroom, semi-detached family home
in one of Swords most popular housing estates,
measuring c. 115 sq m / 1,238 sq ft

BER A2

Calculating the Affordable Price & Equity Share for 100 Millers Avenue, a 3 bed semi-detached house in Millers Glen, Swords, Co. Dublin.

(Examples only, prices will vary subject to applicants individual circumstances)

Market Value €500,000			Minimum Sale Price €400,000			
Gross household income	Mortgage Capacity (income x 4)	Deposit (Min. 10%)	Applicant Purchase Price (Mortgage + Deposit)	FCC Contribution	Equity Share	Total Cost
€90,000	€360,000	€40,000	€400,000	€100,000	20%	€500,000
€106,875	€427,500	€47,500	€475,000	€25,000	5%	€500,000



Special Features

- A spacious 3 bedroom, semi-detached family home in one of Swords most popular housing estates, measuring c. 115 sq m / 1,238 sq ft
- A-rated home with gas central heating
- Solar panels heating hot water
- uPVC double glazed windows
- Modern fitted kitchen and tiled bathrooms
- Built in wardrobes in bedrooms.
- Front bay parking
- Superbly located close to schools, shops & commuter links

For Sale

Market Value €500,000

Affordable applicants

Min €400,000 - Max €475,000



**102 Millers Avenue,
Millers Glen,
Swords, Co. Dublin.
K67 K3E5.**

A spacious 3 bedroom, semi-detached family home
in one of Swords most popular housing estates,
measuring c. 115 sq m / 1,238 sq ft.



Calculating the Affordable Price & Equity Share for 102 Millers Avenue, a 3 bed semi-detached house in Millers Glen, Swords, Co. Dublin.

(Examples only, prices will vary subject to applicants individual circumstances)

Market Value €500,000				Minimum Sale Price €400,000		
Gross household income	Mortgage Capacity (income x 4)	Deposit (Min. 10%)	Applicant Purchase Price (Mortgage + Deposit)	FCC Contribution	Equity Share	Total Cost
€90,000	€360,000	€40,000	€400,000	€100,000	20%	€500,000
€106,875	€427,500	€47,500	€475,000	€25,000	5%	€500,000



Special Features

- A spacious 3 bedroom, semi-detached family home in one of Swords most popular housing estates, measuring c. 115 sq m / 1,238 sq ft
- A-rated home with gas central heating
- Solar panels heating hot water
- uPVC double glazed windows
- Modern fitted kitchen and tiled bathrooms
- Built in wardrobes in bedrooms.
- Front bay parking
- Superbly located close to schools, shops & commuter links

For Sale

Market Value €480,000

Affordable applicants

Min €380,000 - Max €446,500



**11 Westmill Walk,
Millers Glen,
Swords, Co. Dublin.
K67 E2W4.**

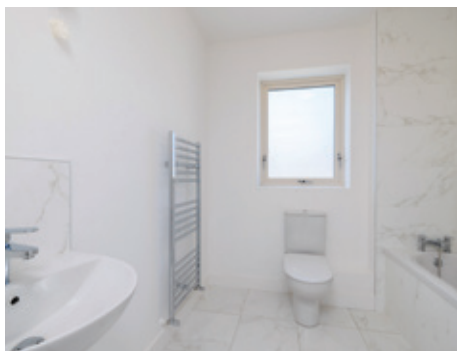
A spacious 3 bedroom, mid terraced family home
in one of Swords most popular housing estates,
measuring c. 115 sq m / 1,238 sq ft.

BER A2

Calculating the Affordable Price & Equity Share for 11 Westmill Walk, a 3 bed mid-terrace house in Millers Glen, Swords, Co. Dublin.

(Examples only, prices will vary subject to applicants individual circumstances)

Market Value €480,000			Minimum Sale Price €380,000			
Gross household income	Mortgage Capacity (income x 4)	Deposit (Min. 10%)	Applicant Purchase Price (Mortgage + Deposit)	FCC Contribution	Equity Share	Total Cost
€85,500	€342,000	€38,000	€380,000	€100,000	20.83%	€480,000
€102,600	€410,400	€45,600	€456,000	€24,000	5%	€480,000



Special Features

- A spacious 3 bedroom, terraced family home in one of Swords most popular housing estates, measuring c. 115 sq m / 1,238 sq ft.
- A-rated home with gas central heating
- Solar panels heating hot water
- Attractive brick fronted 3 bed home
- uPVC double glazed windows
- Modern fitted kitchen
- Built in wardrobes in bedrooms.
- Tiled bathroom and ensuite
- Front bay parking
- Superbly located close to schools, shops & commuter links

Mooretown Swords

Swords is one of Dublin's most popular locations, offering great connectivity to the city, Dublin Airport and the M50. It enjoys excellent schools, including two in Mooretown itself, and wonderful sporting and leisure amenities. Mooretown is a short stroll from local neighbourhood shopping at Millers Glen, with additional shopping at The Pavilions or JC's on Rathbeale Road.

As Swords has developed in recent years, so have the exceptional amenities and facilities. Many new schools, including two in Mooretown, have opened. Superb shopping facilities, great roads, parks and sports clubs all combine to make Swords a very desirable place to live. The Pavilions is one of Dublin's best retail centres with a fantastic range of premium brands including Dunnes Stores, SuperValu, H&M, Zara and Tommy Hilfiger to name but a few. Movies@Swords is a superb multi-screen facility and there are several eateries in the complex.

Swords and its immediate surrounds has much to offer for the sporting enthusiast. There are several highly regarded parkland golf courses on your doorstep, namely, Swords Golf Club, St. Margaret's, Roganstown and Forrest Little, along with a host of GAA, soccer, rugby and tennis clubs. For those interested in the outdoors, there are several parks close by such as the linear park beside the Broadmeadow River, Malahide Castle and Gardens, River Valley Park, Newbridge House and Farm and Swords Castle.

The beaches at Malahide and Portmarnock are also within easy reach catering for seaside walks with a host of popular boutiques, delicious restaurants and friendly hostelries to wind down afterwards.



For Sale

Market Value €400,000

Affordable applicants

Min €300,000 - Max €380,000



**5 Cronan's Well Gate,
Mooretown,
Swords, Co. Dublin.
K67 P3C2**

A well located 2 bedroom, mid-terrace home
in the ever popular Mooretown estate
measuring c. 90sq m / 969 sq ft



Calculating the Affordable Price & Equity Share for 5 Cronan's Well Gate, 2 bed mid-terrace house in Cronan's Well, Mooretown, Co. Dublin.

(Examples only, prices will vary subject to applicants individual circumstances)

Market Value €400,000			Minimum Sale Price €300,000			
Gross household income	Mortgage Capacity (income x 4)	Deposit (Min. 10%)	Applicant Purchase Price (Mortgage + Deposit)	FCC Contribution	Equity Share	Total Cost
€67,500	€270,000	€30,000	€300,000	€100,000	25%	€400,000
€85,500	€342,000	€38,000	€380,000	€20,000	5%	€400,000



Special Features

- A well located 2 bedroom, mid-terrace home in the ever popular Mooretown estate measuring c. 90sq m / 969 sq ft Paved
- A-rated home with gas central heating
- Solar panels generating electricity
- uPVC double glazed windows
- Fitted wood grained kitchen with stainless-steel cooker splashback.
- Built in wardrobes in bedrooms.
- Tiled bathroom and ensuite
- Front bay parking
- Superbly located close to schools, shops & commuter links

For Sale

Market Value €495,000

Affordable applicants

Min €395,000 - Max €470,250



**14 Cronan's Well Gate,
Mooretown,
Swords, Co. Dublin
K67 P3C2**

A well located 3 bedroom, end-terrace home
in the ever popular Mooretown estate
measuring c. 113 sq m / 1,216 sq ft.



Calculating the Affordable Price & Equity Share for 14 Cronan's Well Gate, 3 bed end-terrace house in Cronan's Well, Mooretown, Co. Dublin.

(Examples only, prices will vary subject to applicants individual circumstances)

Market Value €495,000			Minimum Sale Price €395,000			
Gross household income	Mortgage Capacity (income x 4)	Deposit (Min. 10%)	Applicant Purchase Price (Mortgage + Deposit)	FCC Contribution	Equity Share	Total Cost
€88,875	€355,500	€39,500	€395,000	€100,000	20.20%	€495,000
€105,806	€423,225	€47,025	€470,250	€24,750	5%	€495,000



Special Features

- A well located 3 bedroom, end-terrace home in the ever popular Mooretown estate measuring c. 113 sq m / 1,216 sq ft
- A-rated home with gas central heating
- Solar panels generating electricity
- uPVC double glazed windows
- Fitted wood grained kitchen with stainless-steel cooker splashback.
- Built in wardrobes in bedrooms.
- Tiled bathroom and ensuite
- Front bay parking
- Superbly located close to schools, shops & commuter links

Fingal County Council Affordable Housing at Donabate, Belcamp, Lusk and Swords

16 houses in various locations across North County Dublin are being made available for sale by Fingal County Council under affordable dwelling purchase arrangements. This will be carried out under the Affordable Housing Act 2021 and associated Regulations. The scheme will be aimed at first-time buyers (although some exceptions apply). The homes available for purchase are located in the following Developments: Millers Glen, Swords (6 houses); Mooretown, Swords (2 houses); Station Road, Lusk (3 houses); The Paddocks, Donabate (3houses); and College Avenue, Belcamp (2 houses). The house types available for purchase are listed and information provided in this document.

*Please note that any income limits are indicative only. Please refer to our FAQs at <https://www.fingal.ie/AffordableHousing> to view the exceptions to the limits.

The purchasers will enter an affordable dwelling purchase agreement with Fingal County Council. Under this agreement the Council will take a percentage equity share in the dwelling, equal to the difference between the market value of the dwelling and the price paid by the purchaser. The Council may not seek realization of its affordable dwelling equity for a 40-year period (other than for breach of the agreement). However, the purchaser may choose to redeem or buy out the affordable dwelling equity at any time either through one lump sum, or a series of payments to the Council.

In order to be eligible to apply for the scheme, applicants must satisfy the below criteria:

- Be a First-Time Buyer or meet the exceptions under the Fresh Start Principle.
- To apply for a 2-bedroom property, typically gross household income for the preceding 12 months should be below €85,500. *Some exceptions apply
- To apply for a 3-bedroom property, typically gross household income for the preceding 12 months should be below €106,875. *Some exceptions apply
- To apply for a 4-bedroom property, typically gross household income for the preceding 12 months should be below €120,769. *Some exceptions apply
- Each person included in the application must have the right to reside indefinitely in the State.
- The affordable home must be the household's normal place of residence.

Any application will be prioritised based on time and date of application together with preparedness of individual purchasers. In addition to this, 30% of the homes will only be available to applicants who have been, or are currently, a resident in the administrative area of Fingal County Council for a minimum period of 5 years.

Applications will be accepted via an online application portal. Applications can be made starting from 12 noon on 26th April 2024.

A link to the online application portal and further information on this scheme, including the Scheme of Priority, guide to making an application and the documentation required to accompany the application is available at <https://www.fingal.ie/AffordableHousing>

PSRA Registration No. 002340. Brochure conditions to be noted 1. These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property is to be relied on as a statement or representation of fact. 2. The Agent nor its staff are authorised to make or give any representation or warranty in respect of the properties. 3. All descriptions, dimensions, references to condition and other details are given in good faith and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 4. The agent or their client shall not be required to give any warranty or covenant in respect of the Property. While the agent is familiar with the appearance and lay out of the Properties it does not purport to have either knowledge or awareness as to the title to be furnished or planning documentation. It shall be a matter entirely for the purchaser or any intended purchaser to be satisfied as to the adequacy of all such documents. 5. It shall be a matter for a purchaser to satisfy themselves as to the availability of services to the Property both in respect of its existing use and any intended use and no warranties are given by the agent or their client. 6. Neither the vendor nor the agent shall be required to define boundaries, fences, ditches, hedges or walls – nor to ascertain which, (if any) might be of a party nature. 7. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail.

A link to the online application portal and further information on this scheme, including the Scheme of Priority, guide to making an application and the documentation required to accompany the application is available now at: <https://www.fingal.ie/AffordableHousing>

Please register your application from 12 noon 26/04/2024 to:
<https://www.fingal.ie/AffordableHousing/NorthCountyDublin>

**Comhairle Contae
Fhine Gall**
Fingal County
Council



**An Roinn Tithíochta,
Rialtais Áitiúil agus Oidhreacht**
Department of Housing,
Local Government and Heritage

**Sherry
FitzGerald**
Cumisky Kelly