

3-BEDROOM NEW HOMES For Sale

Under the New Build Incremental
Purchase Scheme at
**Treada Na Rí, Kilfinane,
Co. Limerick**

Looking for a new home?

Are you on the housing
waiting list?

Currently in private rented
accommodation under HAP
or RAS?

Working and seeking a new family
home at an affordable price?

3-bedroom homes in Treada Na Rí,
Kilfinane, Limerick, designed for you at an
affordable price.

- **Register opens:** 11am on Thursday
19th March 2026
- **Application deadline:** 5pm on Thursday
9th April 2026

For eligibility details and application instructions, contact us at
(061) 557028 or starternewhomepurchase@limerick.ie

Depending on income,
available for sale at between

**€124,400 -
€187,620***

*To be eligible to apply to the scheme,
applicants must satisfy a number of criteria.



A Rated homes
All houses will achieve
an A BER



Large Back Gardens
Private rear gardens



Home Insulation
High levels of
floor, wall and roof
insulation throughout



**Air to water
heat pumps**
Efficient air to water
heat pump units

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Limerick City and County Council is delighted to launch the New Build Incremental Purchase Scheme at Treada Na Rí, Kilfinane, Limerick. This is a great opportunity for families to put down roots approximately 9.4km from Kilmallock in a town well serviced by shops, restaurants, schools and bus routes. Kilfinane is located 8km from the Ballyhoura Mountains, which boasts a number of amenities such as nature trails, forest walks and mountain biking facilities.

The finished homes will include:

- Fitted kitchen units
- Tiling to bathroom and kitchen floors, shower walls and over sinks/kitchen areas
- Ground floor W.C. and ensuite off the main bedroom

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Key Features

- 5 no. two storey, three bedroom homes available
- Comes with private rear garden
- Local Authority Home Loan available
- Parking to front
- Plenty of storage space
- Open plan Kitchen/dining with direct link to private rear garden
- Ground floor W.C at entry and an ensuite off the main bedroom

House type	Home Description	Floor Area m2
1	3 Bedroom Mid -Terrace	87.4
2	3 Bedroom Mid -Terrace	91

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House Type 1 3-Bedroom Terraced

- 87.4 sqm

This 3-bed mid-terraced house type features a gross floor area of 87.4 m². The modern open plan ground floor kitchen/ dining area seamlessly connects the large outdoor rear garden, while the ultra-modern energy efficient windows and doors bathe the space with natural light.

This home also features 3 bedrooms – 2 double bedrooms and 1 single bedroom.



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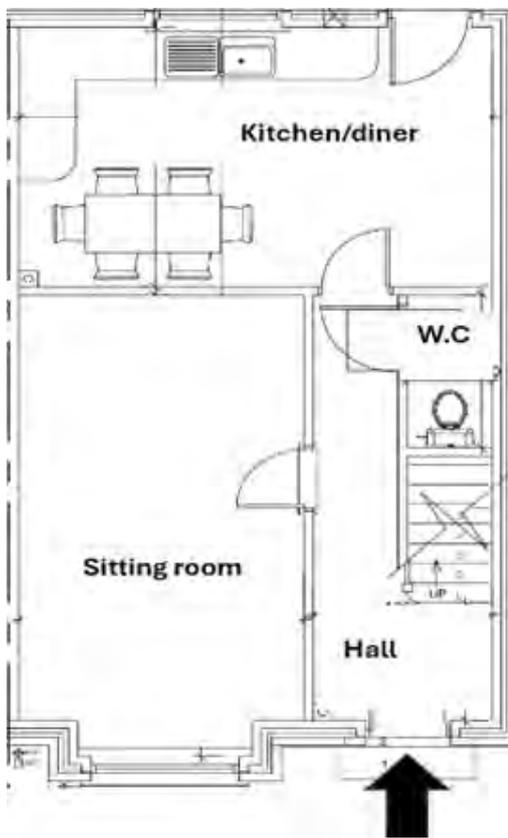
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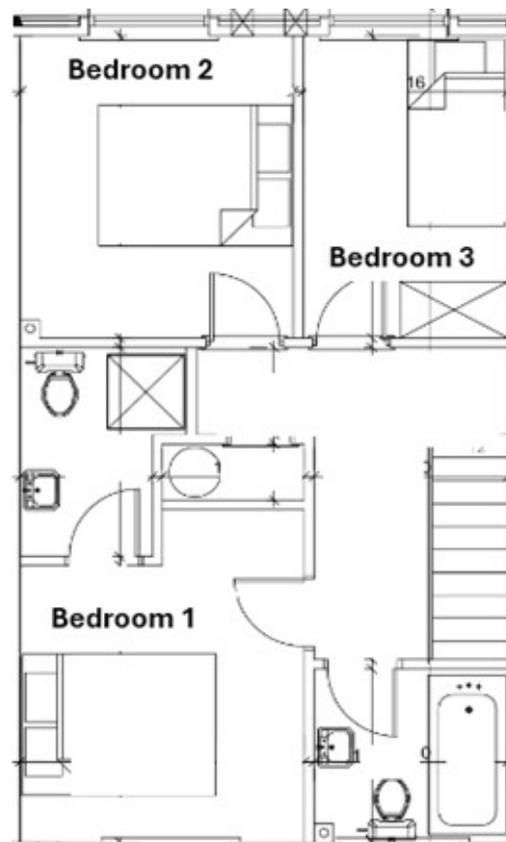
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House Type 1 - floor plans



Ground Floor



First Floor

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House Type 2 3-Bedroom Terraced

- 91 sqm

This 3-bedroom mid-terrace home offers a total floor area of 91 m². Its contemporary open-plan kitchen and dining space on the ground floor flows effortlessly into the spacious rear garden, while high performance energy-efficient windows and doors fill the interior with natural daylight.

The property includes three bedrooms in total, comprising of two double rooms and one single room.



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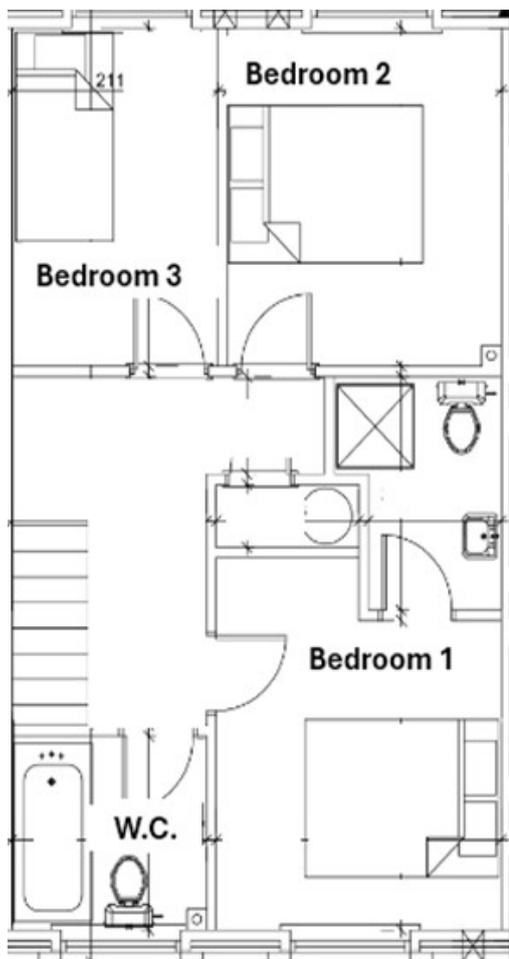
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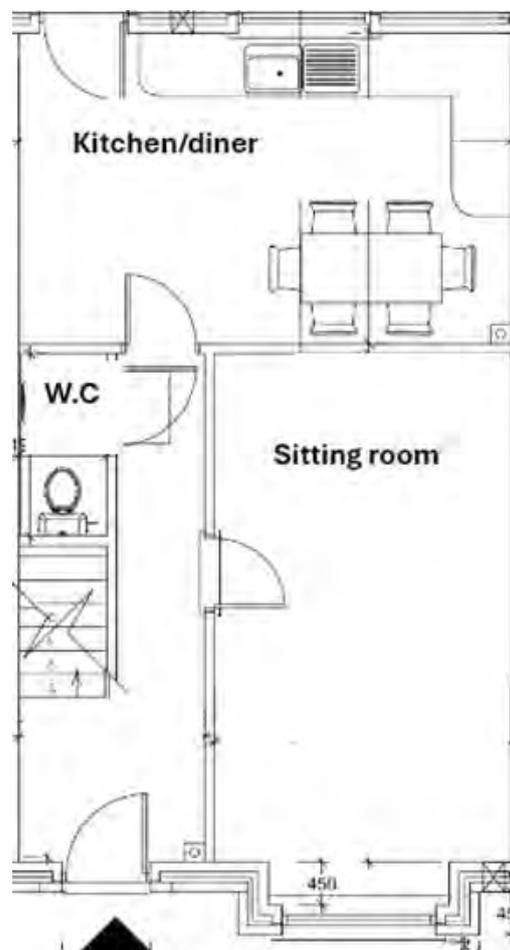
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House Type 2 - floor plans



First Floor



Ground Floor

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Step 1: Determine your income level band - check under **Column B**

Step 2: Check under **Column E** for the discounted sales prices

Step 3: Consider if you can obtain mortgage approval in principal for the discounted sales price offered - check under **Column F**. If you can, move onto **Step 4**

Step 4: Fill out the application form available online at:
<https://www.limerick.ie/council/services/housing/buying-a-house>

A	B	C	D	E	F	G
INCOME BANDS	HOUSEHOLD INCOME	DISCOUNT APPLICABLE	PROPERTY TYPE & ALL IN COST	DISCOUNT AMOUNT	PURCHASE PRICE	CHARGE PERIOD
BAND 1	€15,000-€19,999	60%	HOUSE TYPE 1 - €311,000 HOUSE TYPE 2 - €312,700	€186,600.00 €187,620.00	€124,400.00 €125,080.00	30 Years
BAND 2	€20,000 - €29,999	50%	HOUSE TYPE 1 - €311,000 HOUSE TYPE 2 - €312,700	€155,500.00 €156,350.00	€155,500.00 €156,350.00	25 Years
BAND 3	€30,000 +	40%	HOUSE TYPE 1 - €311,000 HOUSE TYPE 2 - €312,700	€124,400.00 €125,080.00	€186,600.00 €187,620.00	20 Years

Take the **first step** on the journey towards **owning your own home** today at a discounted price.



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