

# 2&3-BEDROOM NEW HOMES For Sale

Under the New Build Incremental  
Purchase Scheme at  
**Cluain Dara,  
Broadford, 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?

2 and 3-bedroom homes in Cluain Dara,  
Broadford, Co. Limerick, designed for you at  
an affordable price.

- **Register opens:** 11am on Wednesday  
27th May 2026
- **Application deadline:** 5pm on Friday  
19th June 2026

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

Depending on income,  
available for sale at between  
**€126,323.66 -  
€195,225.62\***

\*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 Cluain Dara, Broadford, Co. Limerick. This is a great opportunity for families to put down roots approximately 14km from Newcastle West. The area is well serviced by shops, restaurants, community facilities, schools and bus routes

The finished homes will include:

- Fitted kitchen units
- Anti slip flooring to Kitchen and bathroom areas
- Ground floor W.C. that is wheelchair accessible

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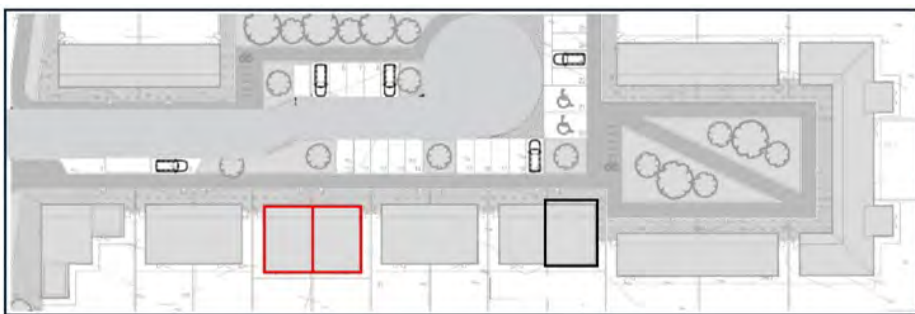
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House type 1 highlighted in black

House type 2 highlighted in red

### Key Features

- 2 no. two-storey, three bedroom homes available with a separate kitchen/dining to living room
- 1 no. two-storey, two bedroom home available with an open plan kitchen/dining
- Comes with private rear garden
- Local Authority Home Loan available
- Parking to front
- Plenty of storage space
- Ground floor W.C at entry

House type	Home Description	Floor Area m <sup>2</sup>
1	2 Bedroom Semi-Detached	88.5
2	3 Bedroom Semi-Detached	101.5

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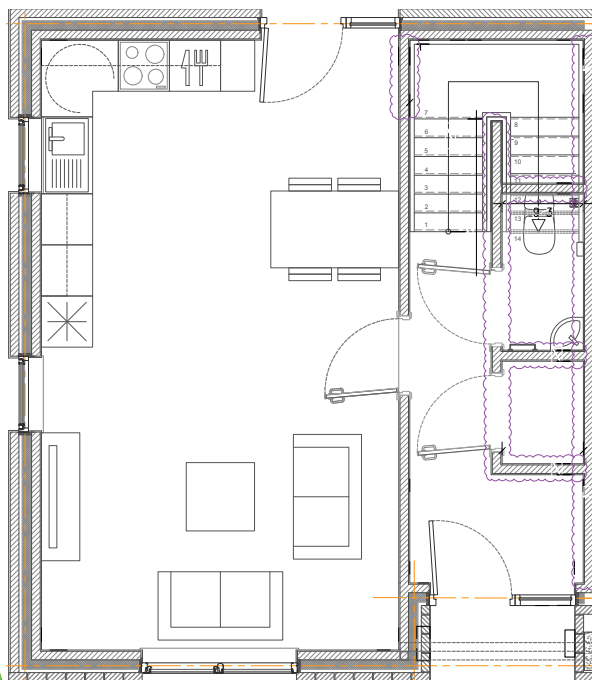
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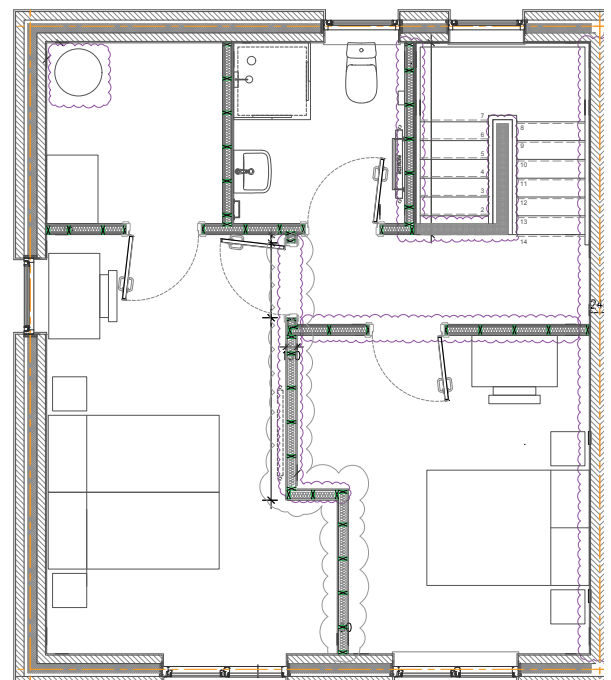
### House Type 1

#### 2-Bedroom Semi-Detached

This 2-bed semi-detached house type features a gross floor area of 88.5 m<sup>2</sup>. The modern open plan ground floor kitchen/living/dining area seamlessly connects the large outdoor rear garden, while the ultra-modern energy efficient windows and doors bathe the space with natural light. Along with the downstairs bathroom, this home also features 2 double bedrooms.



Ground Floor



First Floor

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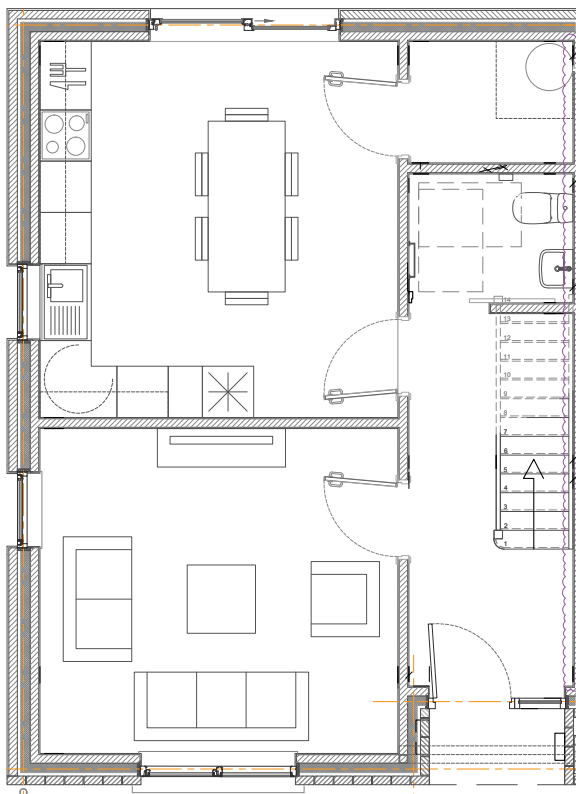
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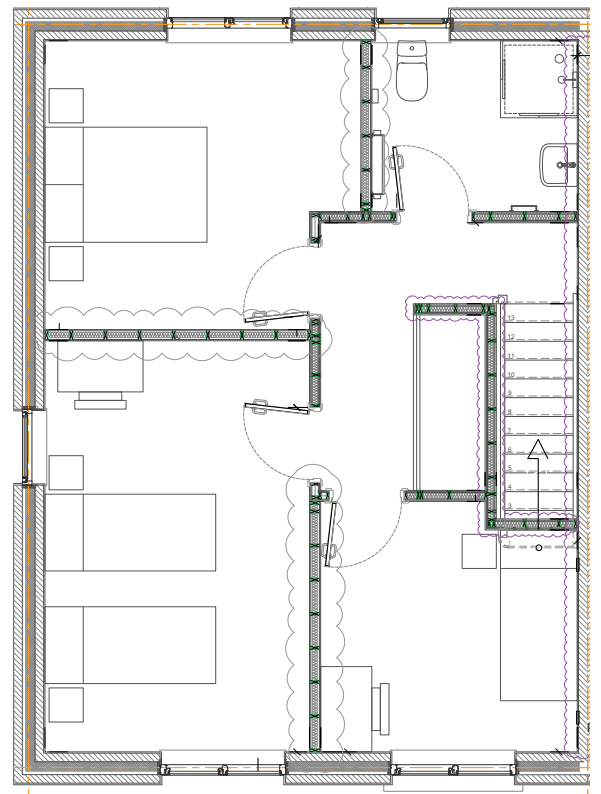
### House Type 2

#### 3-Bedroom Semi-Detached

This 3-bedroom semi-detached home offers a total floor area of 101.5 m<sup>2</sup>. Its contemporary plan kitchen and dining space on the ground floor which 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 two double rooms and one single room.



Ground Floor



First 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 amount

**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 - €315,809.14 HOUSE TYPE 2 - €325,376.03	€189,485.48 €195,225.62	€126,323.66 €130,150.41	30 Years
BAND 2	€20,000 - €29,999	50%	HOUSE TYPE 1 - €315,809.14 HOUSE TYPE 2 - €325,376.03	€157,904.57 €162,688.02	€157,904.57 €162,688.02	25 Years
BAND 3	€30,000 +	40%	HOUSE TYPE 1 - €315,809.14 HOUSE TYPE 2 - €325,376.03	€126,323.66 €130,150.41	€189,485.48 €195,225.62	20 Years

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



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