

# PHASE 2 NOW AVAILABLE 3 & 4 BEDROOM NEW HOMES

## For Sale

Under the Affordable Housing Scheme at  
**Castle Place, Newcastle West,  
Co Limerick**

Depending on income,  
available for sale at between

**€295,087-  
€361,337 \***

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

### Looking for a new home?

Currently in private rented  
accommodation looking for a new home?  
Working and seeking a new family home  
at an affordable price?

Discover new 3 and 4 bedroom homes at  
**Castle Place, Newcastle West, Co Limerick**  
designed for you at an affordable price.

Register opens:  
**19th December 2025 at 12:00 noon**

Application deadline:  
**13th February 2026 at 12:00 noon**

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



**A Rated homes**  
All houses will achieve  
an A BER rating



**Large Back Gardens**  
Spacious back gardens



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



**Air to water heat pumps**  
Latest technology efficient air to water  
heat pump units



Comhairle Cathrach  
& Contae **Luimnigh**  
**Limerick City  
& County Council**



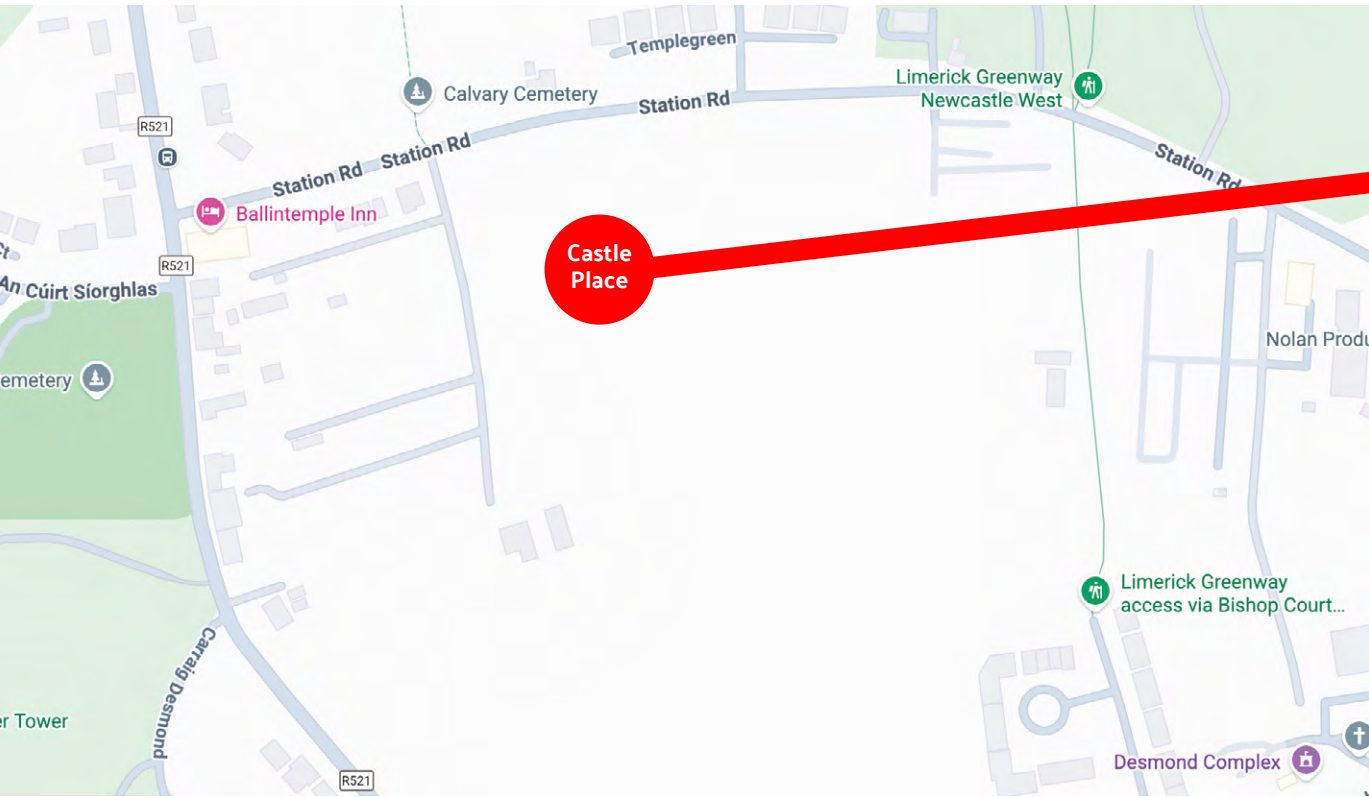


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Limerick City and County Council, in partnership with Eureka Developments C Ltd, is delighted to announce the launch of Phase 2 of the Affordable Housing Scheme at Castle Place, Newcastle West, Co. Limerick. Situated in the heart of Newcastle West, this scheme offers a superb new development of A-rated family homes, comprising a selection of 3 and 4 bedroom houses, all finished to an exceptional standard both inside and out.

Newcastle West is the second largest urban centre in County Limerick and is situated on the N21 road from Limerick to Tralee between the towns of Rathkeale and Abbeyfeale. The area is surrounded by several smaller villages, such as Croagh, Ardagh and Adare. Travel time via car from Limerick City to Newcastle West is approximately 40 minutes. It is within a one-hour drive of Shannon and Kerry International Airports and two hours from Cork Airport.

The site is situated within walking distance of Newcastle West Town centre and the Limerick Greenway Hub. Local amenities include local shops, supermarkets, shopping centre, cafes, bars, restaurants, schools both primary and secondary, church, banks, industrial parks, business parks, social, leisure and sporting facilities are all either adjacent to or within walking distance of the proposed development at Castle Place, Newcastle West, Co. Limerick.



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#### Key Features

- 3 & 4 bedroom new homes
- Large back gardens
- Help to Buy Available
- Plenty of Storage Space
- Open Plan Kitchen/Dining area

Home Description	No. of Homes	Floor Area M²	Expected Completion
4 Bedroom Semi Detached	3	143	Q1 2026
3 Bedroom Terraced	7	102.5	Q1 2026



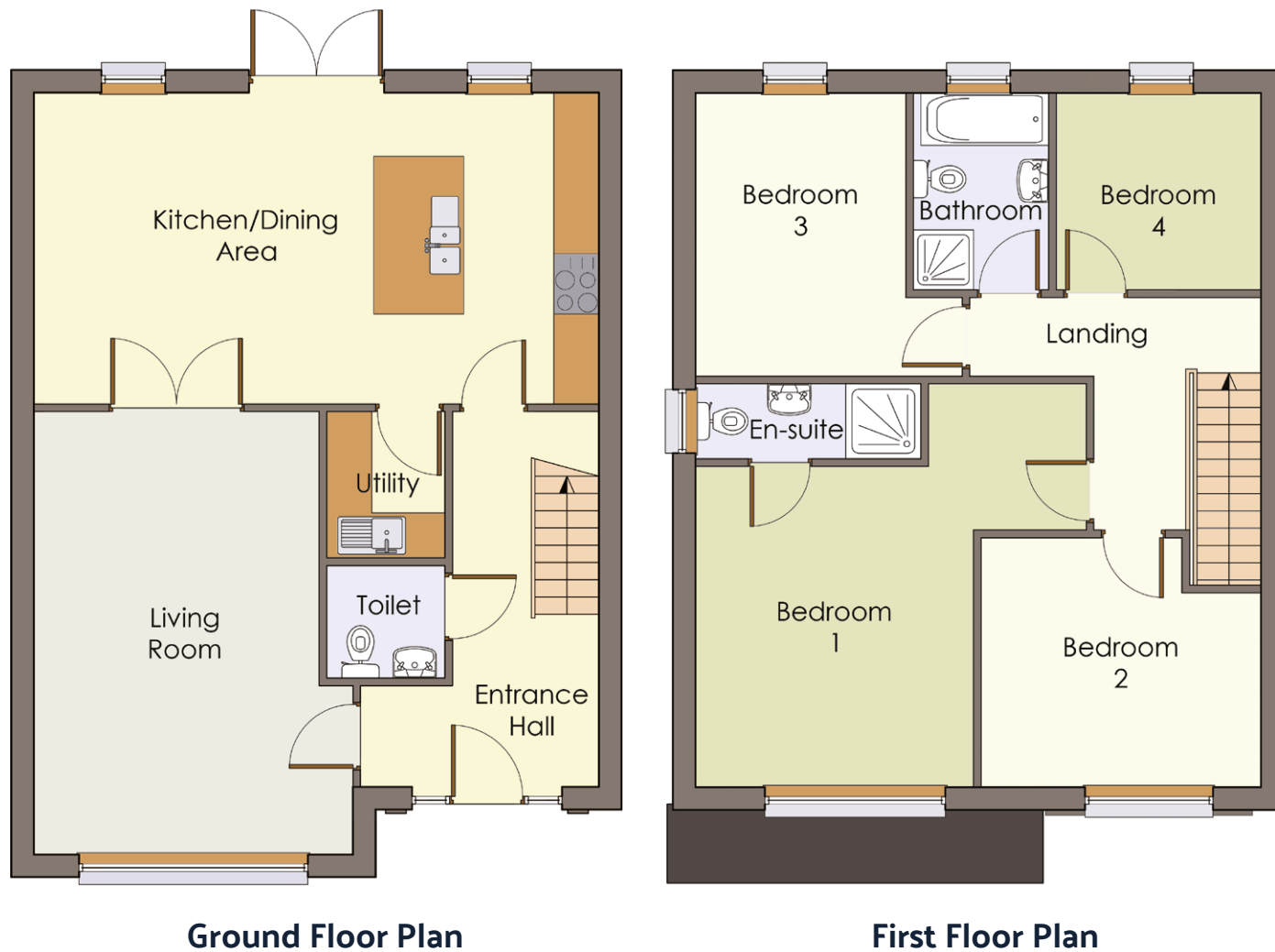
# PHASE 2 NOW AVAILABLE

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### For Sale

Under the Affordable Housing Scheme at  
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#### 4 Bedroom Semi Detached House



#### 4 Bedroom Semi Detached House

- Open plan kitchen/living space;
- Ground floor utility room and WC;
- 4 spacious bedrooms (3 double & 1 single);
- Master bedroom features an ensuite;
- Total floor area 143 sqm;
- Private garden to rear.



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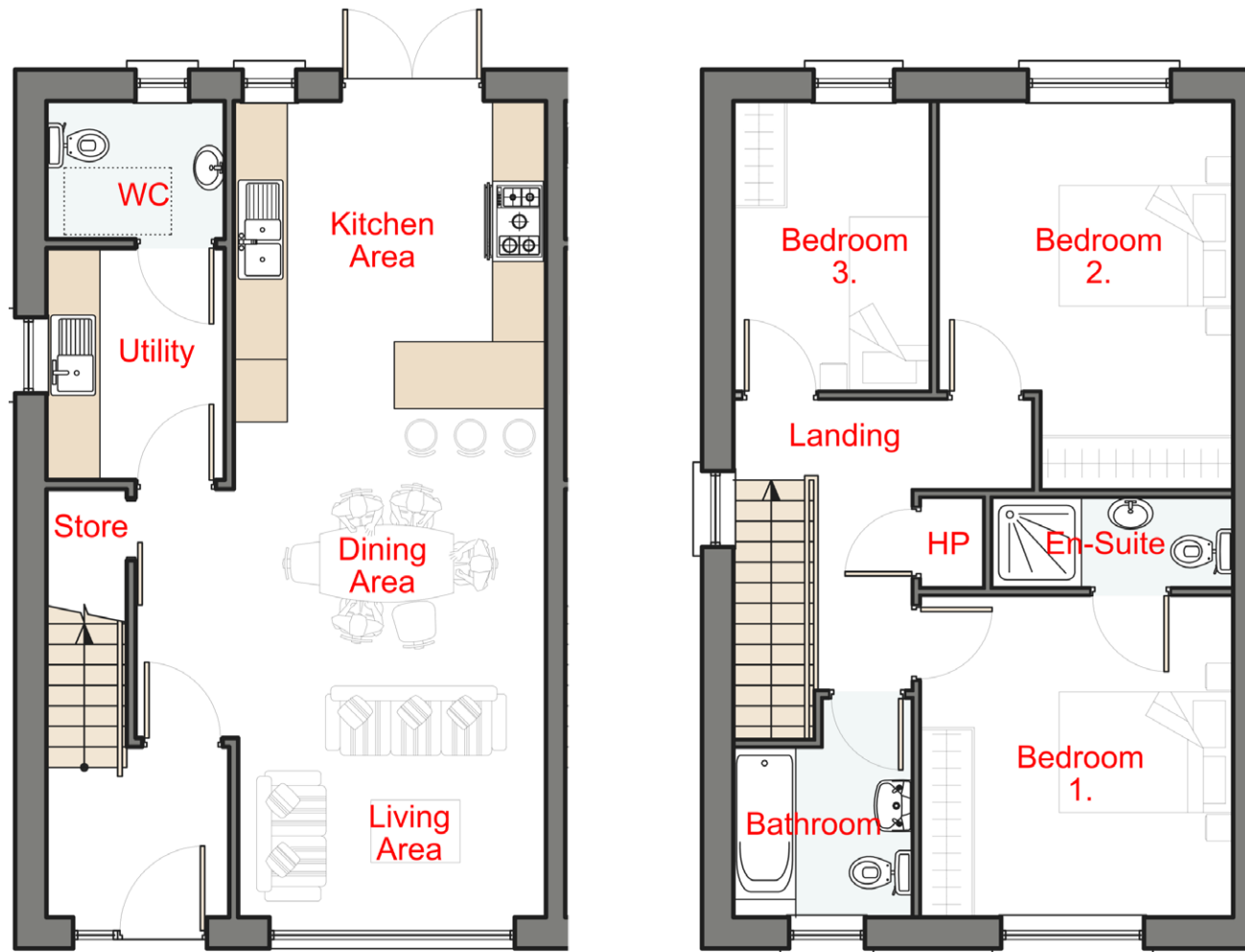
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## 3 & 4 BEDROOM NEW HOMES

### For Sale

Under the Affordable Housing Scheme at  
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#### 3 Bedroom End Terrace House



Ground Floor Plan

First Floor Plan

#### 3 Bedroom End Terrace House

- Open plan kitchen/living space;
- Ground floor utility room and WC;
- 3 spacious bedrooms (2 double & 1 single);
- Master bedroom features an ensuite;
- Total floor area 102.5 sqm;
- Private garden to rear.



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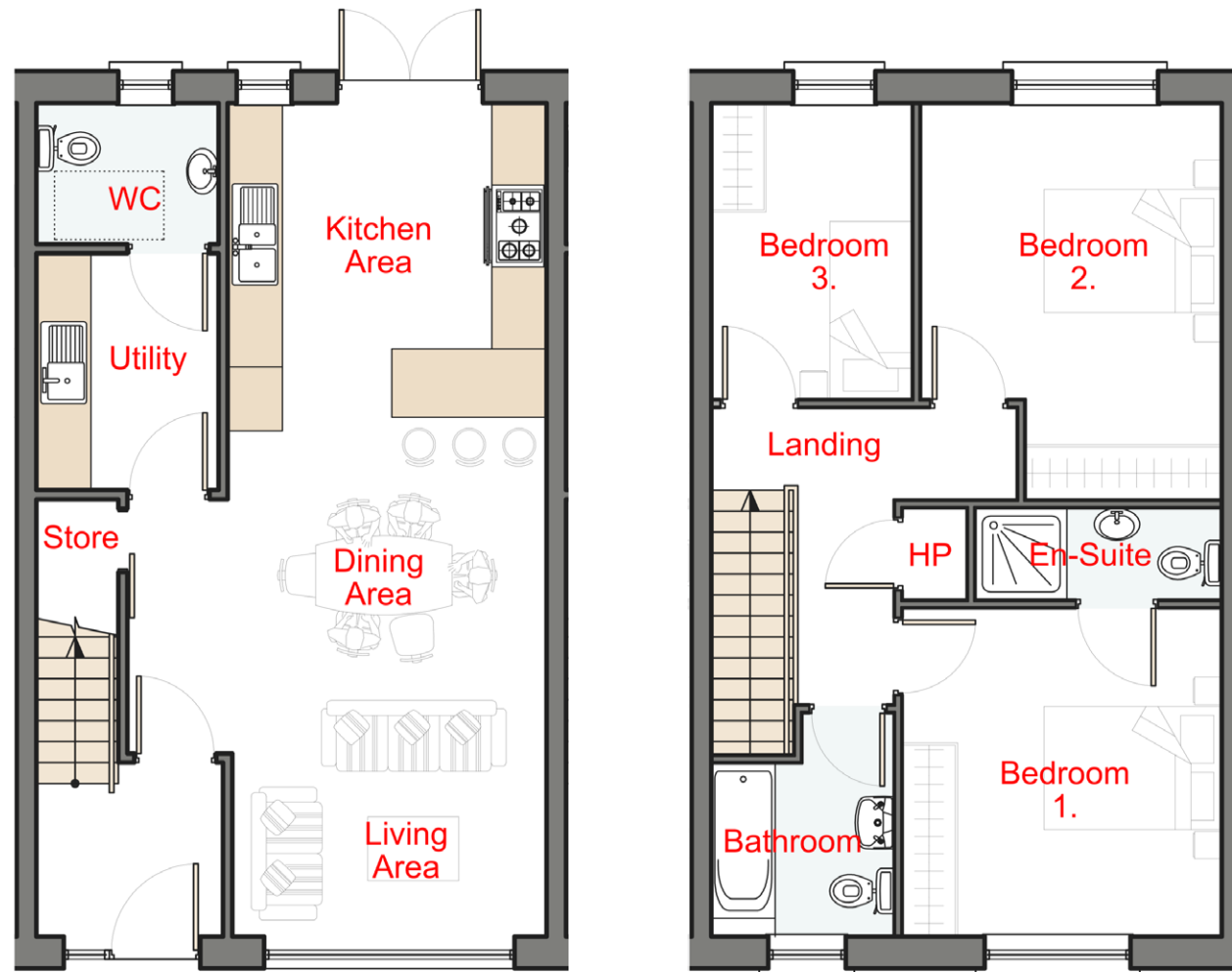
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## 3 & 4 BEDROOM NEW HOMES

### For Sale

Under the Affordable Housing Scheme at  
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#### 3 Bedroom Mid Terrace House



Ground Floor Plan

First Floor Plan

#### 3 Bedroom Mid Terrace House

- Open plan kitchen/living space;
- Ground floor utility room and WC;
- 3 spacious bedrooms (2 double & 1 single);
- Master bedroom features an ensuite;
- Total floor area 102.5 sqm;
- Private garden to rear.



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### KEY SPECIFICATIONS

#### External Features:

- Fully landscaped development
- Brick-paved driveways
- Front elevations feature a mix of selected brick, smooth render, and dash to side and rear elevations
- Slate roof finishes with raised ridge caps
- Munster Joinery Future Proof PVC windows and doors for enhanced energy efficiency
- Black aluminium fascia, PVC soffits, and PVC downpipes throughout
- External cable provision for future car charging point on the front side elevation of each house
- Highly insulated homes with an A energy rating

#### Internal Features:

- Stylish and elegant kitchen and utility room included
- Laminate worktops as standard in all kitchens and utilities (where applicable)
- White painted internal doors throughout
- High-quality ironmongery throughout
- Softwood stairs with hardwood handrails
- All internal walls, woodwork, and ceilings painted white
- Generous allocation of light and power points, designed with the end user in mind
- Pre-wired for intruder alarm systems

#### Heating & Hot Water:

- Air Source Heat Pump
- Radiators on the 1st/2nd floors (where applicable)

#### Bathroom & Ensuite:

- High-quality sanitary ware in all bathrooms and ensuites
- Mirrors in all bathrooms and ensuites



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#### Affordable Homes at Castle Place, Newcastle West, Co Limerick

The Affordable Homes scheme at Castle Place, Newcastle West, Co Limerick is open exclusively to First-Time Buyers and Fresh Start applicants. Through this initiative, Limerick City and County Council takes a percentage equity share (a share of ownership) in the home.

This scheme is specifically designed for households who are unable to afford a home at its full market value, even when combining their deposit and their approved maximum mortgage.

#### How is the Affordable Purchase Price Determined?

Limerick City and County Council will calculate the affordable purchase price based on the purchasing power of eligible applicants. This calculation considers an applicant's maximum mortgage capacity and savings, alongside the minimum price set by the Council.

#### What are the Eligibility Criteria?

To apply for Affordable Housing, applicants must meet specific income, property, and residency criteria:

- Your purchasing power (gross income x 4) must be below 85.5% of the market value of the affordable home, or you must provide proof from a financial institution that you cannot secure a mortgage for 85.5% of the market value of the home.
- You must not have previously owned a home that you bought or built to live in (exceptions apply for Fresh Start applicants).
- You must have the legal right to reside in Ireland.

For further details on eligibility criteria, please visit Limerick Council's Affordable Home Purchase Scheme at :  
<https://www.limerick.ie/council/services/housing/affordable-housing/affordable-home-purchase-scheme>

#### Where can I obtain Finance to purchase an Affordable Home?

Finance can be secured from banks nominated to issue loans to individuals who are availing of a local authority affordable dwelling purchase arrangement. More information and assistance with a mortgage application can be obtained from the appointed Mortgage Broker for this Affordable Housing Scheme:



**Address:** No. 17 Mallow St., Limerick, V94 RT6V

**Phone:** (087) 1082165

**Email:** [info@scroope.ie](mailto:info@scroope.ie)

**Website:** [www.scroope.ie](http://www.scroope.ie)

Alternatively, if you are unable to obtain sufficient funding from a commercial bank, you may be eligible to apply for a Local Authority Home Loan. For more information on eligibility criteria and how to apply for Local Authority Home Loan, please contact the Housing Support Services Team at Limerick City and County Council:



**Address:** Merchants Quay, Limerick

**Phone:** (061) 557041

**Email:** [homeloan@limerick.ie](mailto:homeloan@limerick.ie)

**Website:** [www.limerick.ie/council/services/housing/buying-a-house/apply-for-a-local-local-authority-home](https://www.limerick.ie/council/services/housing/buying-a-house/apply-for-a-local-local-authority-home)

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The Help to Buy (HTB) scheme is an incentive for first-time property purchasers. It can help with the deposit needed to purchase or self-build a new house or apartment.



**Website:** [www.revenue.ie/en/property/help-to-buy-incentive/index.aspx](http://www.revenue.ie/en/property/help-to-buy-incentive/index.aspx)



# Take the first step on the journey towards owning your own home today at an affordable price



The information in this document including any plans, descriptions, images, specifications or dimensions in it or separately provided or communicated to prospective buyers is indicative and intended to act as a guide only. Any such information, plans, descriptions, images, specifications or dimensions (including any information or details which may be given verbally) should not be relied upon as the basis for any offer or contract and do not constitute any statement of fact or any representation or warranty. Any plans given are not to scale. Any measurements/areas are estimates only and may vary. Prospective buyers are responsible for making their own enquiries and satisfying themselves, by inspection or otherwise as to the correctness of each of the statements in this document. Changes may be made to design, features, finishes and specifications. The finished home may therefore vary from the information provided. Information about transport and local amenities is provided as a guide only and may be subject to change. Please refer to your contract pack (if applicable) for further information on anything not covered by this document. Limerick City and County Council does not authorise its staff or any other party to make or give any representation or warranty in respect of this development. All statements contained in this document are made without responsibility on the part of Limerick City and County Council.





For eligibility details and  
application instructions,  
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