



CHURCH VIEW

KILMACOW

An Exciting New Development
of 3 Bedroom Homes



MURPHY
BUILDER



Comhairle Chontae Chill Chainnigh
Kilkenny County Council



DNG

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Residential Development

Church View, Kilmacow

An exciting new development of 3 bedroom affordable homes in the heart of Kilmacow, Co. Kilkenny.

This serene and picturesque location offers residents a peaceful village lifestyle, with the added benefit of being just 9.5 kilometres from the vibrant Waterford City. Perfectly situated for families and professionals alike, Church View strikes the ideal balance between rural tranquillity and urban convenience. With its blend of idyllic countryside living and convenient access to both local and regional amenities, Church View offers an outstanding opportunity for those seeking a peaceful yet well-connected place to call home.



Proximity to Waterford City:

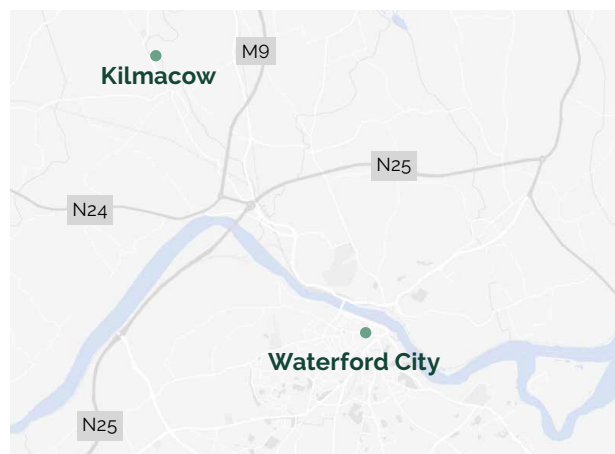
Church View is just a short 15-minute drive from Waterford City, making it an attractive option for commuters who want to live outside the hustle and bustle of the city while still having easy access to its array of amenities, businesses, and services. With Waterford's cultural attractions, shopping, dining, and entertainment venues all within reach, the development offers the best of both worlds. Other facilities in Waterford include South East Technical University (SETU WATERFORD) which is a university-level campus offering a range of higher education opportunities across a number of sites in Waterford from Diploma to PhD level. University Hospital Waterford is also close by, which is a regional hospital for the south-east and is a level 4 teaching hospital.

Transport Links:

Kilmacow is well-served by a robust road network, including the nearby N24, providing quick and easy access to Waterford City and surrounding areas. Public transport options are also available, with regular bus services connecting Kilmacow to Waterford City and other local towns. The M9 motorway is easily accessible from the development, providing routes further afield to Dublin and the Southeast.

Local Amenities:

Residents of Church View will enjoy the close-knit community of Kilmacow, with excellent local amenities including a primary school, shops, and pubs. For outdoor enthusiasts, the area offers scenic walking trails and access to beautiful countryside, perfect for recreational activities. Sports and recreational facilities, including Kilmacow's GAA grounds and sports fields, are also easily accessible. With its blend of idyllic countryside living and convenient access to both local and regional amenities, Church View offers an outstanding opportunity for those seeking a peaceful yet well-connected place to call home.



House Plans

Each home will be constructed to the highest modern standards, with excellent quality finishes, fixtures and fittings, while incorporating some of the latest in energy efficiency construction methods.

 End Terrace and Mid Terrace

 3 bed

 1 Bathroom & 1 WC

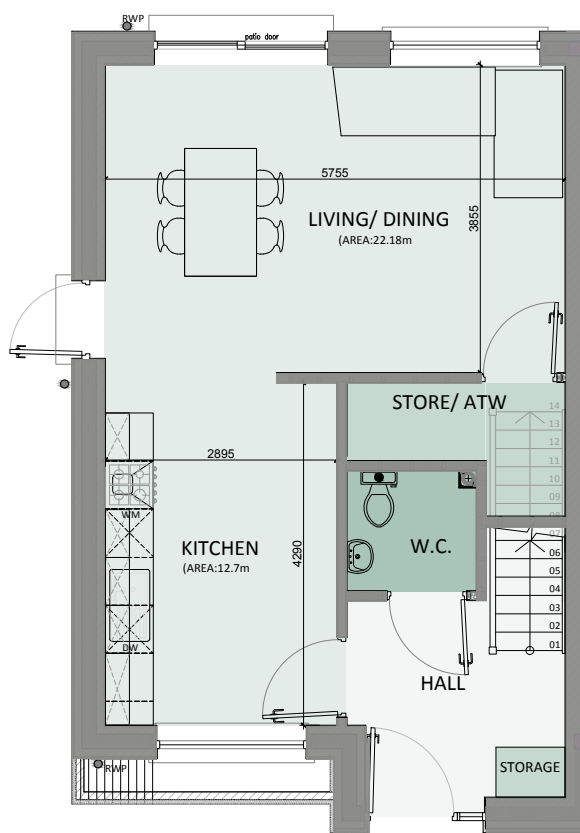
 Gross floor area of 93.9 sqm

 Stone & Render finish

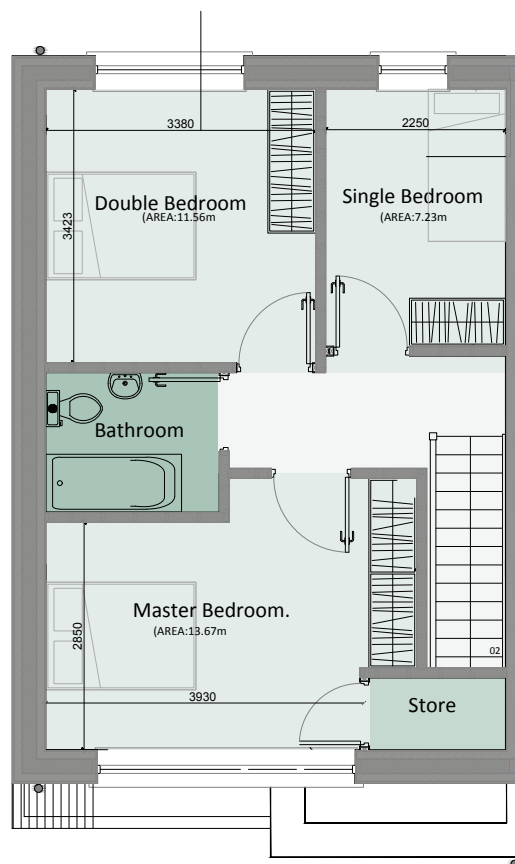
Specifications Features:

- A2 BER Rating
- High Efficiency Air to Water Heat Pump Heating System
- Energy efficient block-built construction
- High performance double glazed uPVC windows
- Quality fitted kitchens
- Sonas Bathroom Ware
- Tiling to bathrooms
- Quality doors and internal woodwork
- Gardens finished and seeded
- 2 dedicated parking spaces per house
- Houses are covered by a 10 year HomeBond Latent Defects & Structural Guarantee.

End Terrace

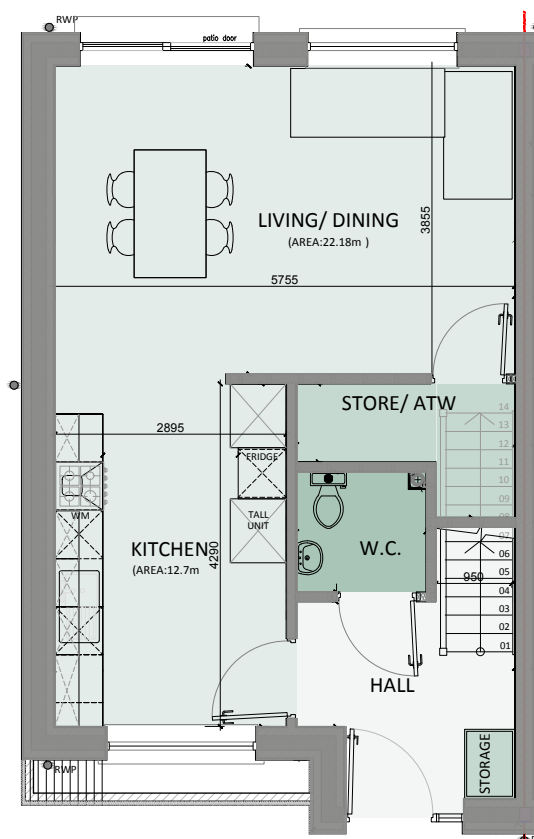


Ground Floor

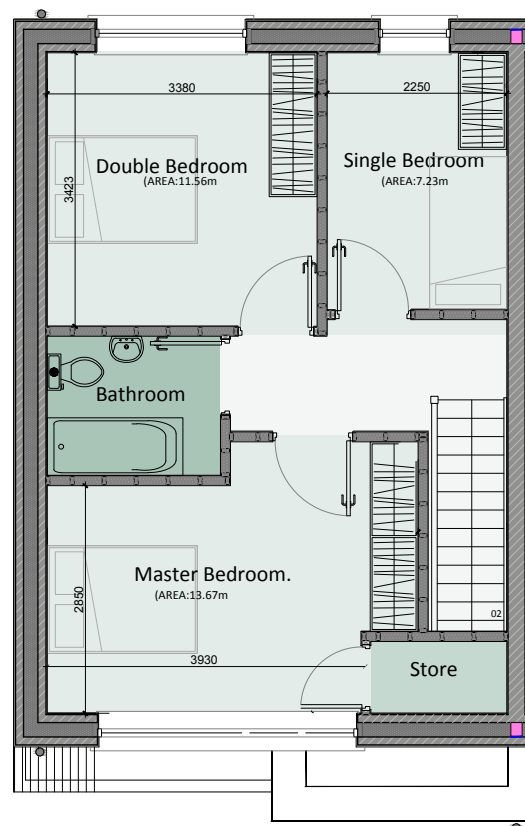


First Floor

Mid Terrace



Ground Floor



First Floor



House Features

External Features

- External elevations finished White colored monocoque render, front porch finished with limestone.
- Roof is finished with Cembrit Berona blue / black slates and using matching dry fit ridge system for minimal maintenance. Raised concrete barges will be fitted between each house.
- Attic roof trusses to maximize the attic space to include a pull-down stairs.
- Anthracite grey uPVC fascia, soffits, downpipes and gutters.
- High-performance double-glazed uPVC windows and back door in anthracite grey finish.
- High performance Alu P sliding patio doors in matching grey.
- High performance Ultra Tech, composite painted front door with multi point locking system.
- The gardens offer a wonderful extension of the living space, rear gardens are seeded and surrounded by a combination of concrete block walls and concrete post & timber fencing.
- Front and rear gardens will be seeded.
- 2 x car spaces per house provided on street.
- Side gates are fitted to all end of terraced houses.
- All mid terrace houses supplied with metal frame timber sheeted bin stores to front.

Internal Features

- Quality Fitted Kitchen
- High quality shaker style primed doors complete with matching architrave, skirting and chrome ironmongery.
- Ceilings, walls and woodwork are painted throughout
- Select tiles to kitchen splash back area.
- Tiled finish to all bathroom floors and bath walls

Bathroom ware;

- All bathroom ware from Sonas;
- Chrome T bar shower
- Close coupled toilet
- Sink , tap and vanity.
- Bath with glass screen.
- Pressurized water system provides high pressure water to the bath and showers.
- Low temperature Radiators throughout, including bathrooms.
- Soft wood stairs, with square line newels and balusters, painted to select color.
- Ceilings and woodwork are painted throughout, and walls are undercoated.

Energy Efficiency

- A2 BER Energy Rating.
- Energy Efficient block-built construction delivering the highest level of structural performance that exceeds current building regulations with superior thermal insulation and air tightness.
- High efficiency air to water heat pump serves the heating and hot water requirements. There are controlled heating zones and hot water zones. In addition to the heating zones all radiators are fitted with thermostatic valves
- Ventilation – DHV mechanical extract ventilation. The system ensures excellent indoor air quality and also reduces the heat losses linked with ventilation compared to a Constant Airflow Ventilation System, in effect reducing energy needs.
- Energy saving LED lights throughout

Safety & Security

- Houses are fitted with interlinked smoke and heat detectors in accordance with the latest standards.
- Superior locking system to all ground floor windows and doors.
- Safety restrictors provided on upper floor windows.



Guarantee

- Houses are covered by a 10 year HomeBond Latent Defects & Structural Guarantee.

Electrics

- Externally ; Bulkhead light to front porch and over back door.
- Communal EV Chargers

Internally

Bedrooms

- 2 x double sockets per room
- Pendant light and switch.

WC

- Expelair fan linked to DHV ventilation
- Globe light and switch

Living room

- 3 x double sockets.
- 1 x data point
- 1 x eir media point

Kitchen

- Kitchen extract , linked to DHV ventilation
- 4 x double socket sets to work top.
- 1 x double socket set to dining area.
- 1 x cooker / Hob wiring and cooker isolator.
- 2 x single sockets under counter--- c/w associate isolator.
- 2 x pendant lights and 2 way switch

Landing / hall

- 2 x pendant lights plus 2 way switching.
- 1 x double socket to hall.

Generally

- Co2, heat and smoke detection throughout
- All associate wiring in association with DHV ventilation and Heating system

Site

- Site will be fully landscaped and planted.
- 4 no Public EV Chargers.
- Ample on street parking.
- Recreation area

House Prices

Unit No	Unit Type	Bedrooms	Floor Area m²	Market Value
6	End Terrace	3 bed	93.9	€325,000
7	Mid Terrace	3 bed	93.9	€325,000
8	Mid Terrace	3 bed	93.9	€325,000
9	Mid Terrace	3 bed	93.9	€325,000
10	Mid Terrace	3 bed	93.9	€325,000
11	End Terrace	3 bed	93.9	€325,000
12	End Terrace	3 bed	93.9	€325,000
13	Mid Terrace	3 bed	93.9	€325,000
14	Mid Terrace	3 bed	93.9	€325,000
15	Mid Terrace	3 bed	93.9	€325,000
16	End Terrace	3 bed	93.9	€325,000
17	End Terrace	3 bed	93.9	€325,000
21	End Terrace	3 bed	93.9	€325,000



Affordable Homes at Church View

Church View is Kilmacow's latest development comprising of 13 new beautifully designed homes which have been designated under the Local Authority Affordable Purchase scheme.

This scheme is a Government initiative which enables new home owners to qualify for a subsidy of up to €75,000 in the form of an equity stake through Kilkenny County Council.

The scheme is targeted at First Time Buyers and Fresh Starters.



What are the Eligibility Criteria?

To be eligible to apply for Affordable Housing applicants must meet certain income, property and residency criteria.

You may be eligible for this scheme if you have proof from a financial institution that your mortgage approval is less than 85.5% of the Market Value of the home.

The scheme is primarily designed for First Time Buyers however, consideration will also be given to:

Divorced or separated individuals who do not retain an interest in a home previously owned.

Applicants who previously purchased a dwelling but who sold it or became divested of it as part of insolvency/bankruptcy proceedings.

A limited category of second-time buyers (those who purchased previously but whose home is now demonstrably too small for their household needs)

Affordable Housing Application Process



For further information, or to apply visit
<https://kilkennycoco.ie/affordable-homes>

Affordable Housing Team

☎ 056 779 4280

✉ affordablehousing@kilkennycoco.ie

Affordable Homes Prices

The Council will provide an "Affordable Dwelling Contribution" to reduce the purchase price payable now by successful applicants. Discounts ranging from a minimum of 5% of the market value to a maximum of 23.55% will be available depending on successful applicants' income, maximum mortgage capacity, deposit (which can include support from the Help to Buy Scheme) and savings, with price ranges as follows:

House Type	Market Value	Minimum Affordable Purchase Price	Maximum Affordable Purchase Price
3 Bed	€325,000	€248,475	€308,750

Applicant 'purchasing power' will determine the amount that the purchaser will pay for the Affordable Home and the Affordable Equity amount. The Local Authority will provide an initial equity "Affordable Dwelling Contribution" which reduces the purchase price of the property for successful applicants before being repaid over time.

How to apply?

Application will be via an online portal only, accessible at [Kilkenny County Council](#). Applications should ensure that they have all their [required documents](#) to hand in advance as date and time of receipt of complete applications will be one of the criteria on which eligible applications will be prioritised under the [Council's Scheme of Priority](#).

Who will qualify to purchase an affordable home?

- You must be over 18 years of age
 - You are a **First-Time Buyer** or qualify under the **Fresh Start** principle
 - Your buying power must not be more than 95% of the Market Value of the home
 - You must not own or have an interest in a property in the state or elsewhere
 - You are currently residing in the state and have a right to reside indefinitely in the Republic of Ireland
 - The Affordable Home will be your principle primary residence
- Check website for more information on how to qualify for the scheme
<https://kilkennycoco.ie/affordable-homes>

Where can I obtain a Mortgage approval to purchase an Affordable Home?

Mortgage Approval

Purchasers can use a mortgage provided through a mortgage broker from an approved mortgage provider. AIB, PTSB, Bank of Ireland, EBS, Haven or a Local Authority Home Loan through Kilkenny County Council.

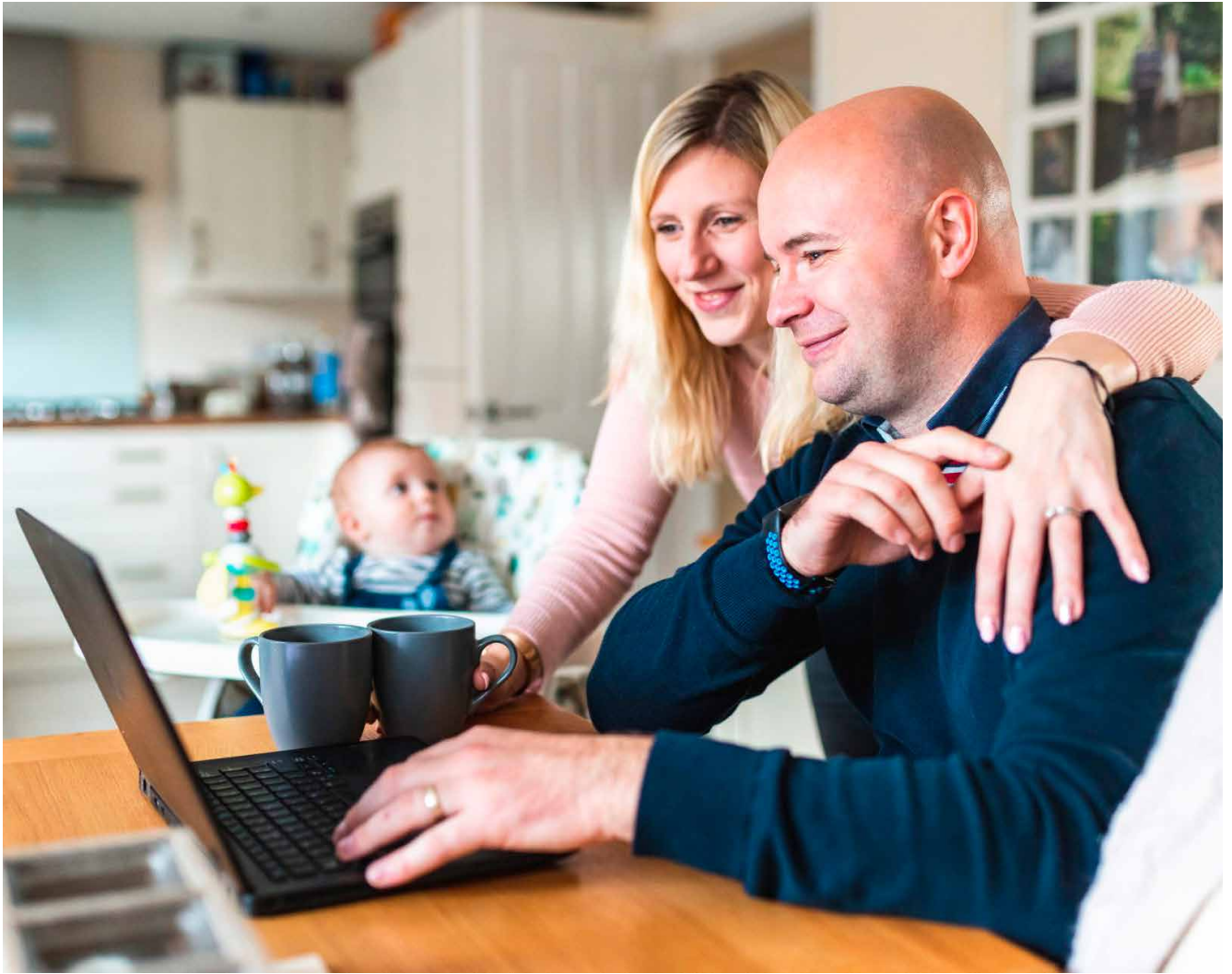
How much deposit is needed?

€5000

A booking deposit of €5000 is payable to Sales Agent in order to secure a home. This will make up part of your 10% Booking Deposit payable

10% Deposit

Financial institutions require that a minimum 10% deposit must be raised by purchasers when securing a loan. Help to Buy can be used towards this deposit





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