

# NOW AVAILABLE 3 BEDROOM NEW HOMES

## For Sale

Under the Affordable Housing Scheme at

**Newtown Meadows,  
Castletroy, Limerick  
(Phase 2)**

Depending on income,  
available for sale at between  
**€336,702-  
€343,702\***

\*In order 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 bedroom homes at  
**Newtown Meadows, Castletroy, Limerick**,  
designed for you at an affordable price.

Register opens:  
**13th February 2026 at 12:00 noon**

Application deadline:  
**13th March 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



#### Rear 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.



Comhairle Cathrach  
& Contae Luimních  
Limerick City  
& County Council

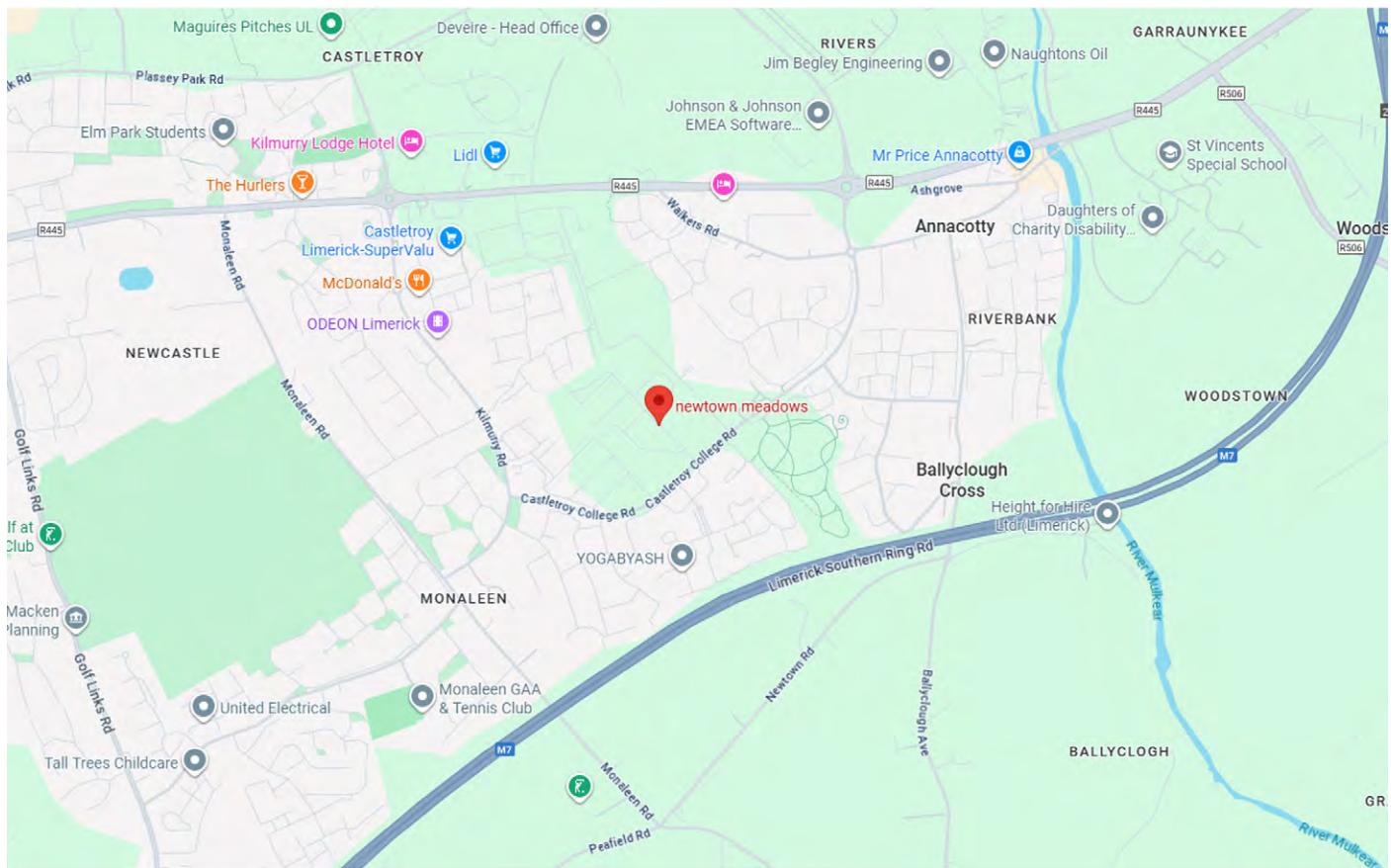
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**LIMERICK**  
EUROPEAN EMBRACE

**formation**  
homes

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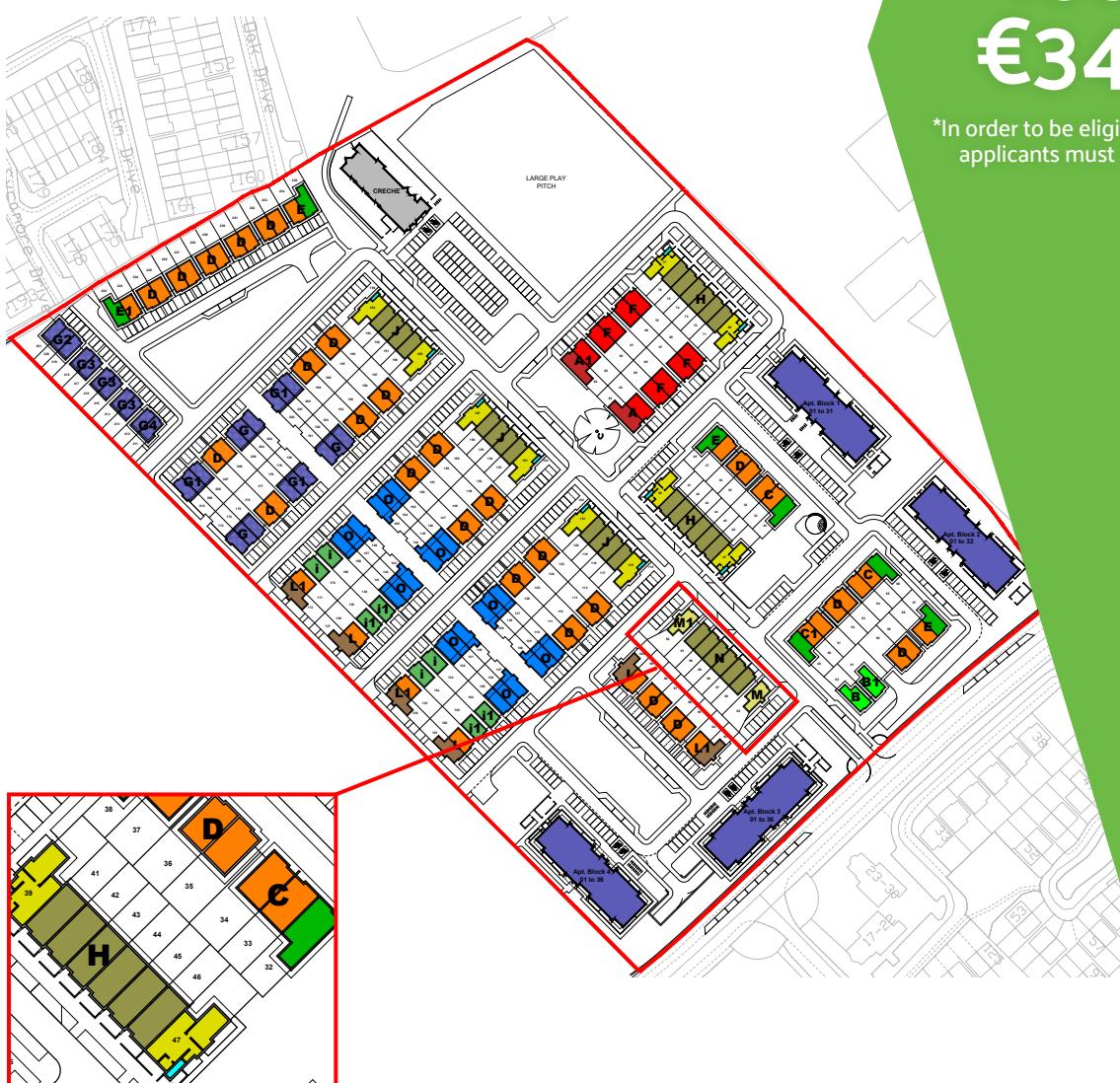
Limerick City and County Council, in partnership with Formation Homes, is delighted to announce homes under the Affordable Housing Scheme at Newtown Meadows, Castletroy, Limerick.

Newtown Meadows is a superior residential development situated in this most convenient location. Nestled in a hugely popular residential suburb, Newtown Meadows is just a short walk from Castletroy Shopping Centre, Primary & Secondary Schools, Newtown Park, Hotels, Restaurants and an array of top class sporting amenities. The University of Limerick and National Technological Park are also in the immediate catchment area with easy access to the nearby Motorway.

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### Key Features

- 3 bedroom homes
- Private Back Gardens
- Help to Buy Available of up to €30,000
- Plenty of Storage Space
- En-suite Master Bedroom

Home Description	No. of Homes	Floor Area M <sup>2</sup>	Expected Completion
3 Bed Mid Terrace	4	112	Q2 2026
3 Bed End Terrace	2	112	Q2 2026

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## For Sale

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**Ground Floor Plan Layout**



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**Limerick City  
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## For Sale

Under the Affordable Housing Scheme at  
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### First Floor Layout Plan



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## KEY SPECIFICATIONS

### External Features :

- Fully landscaped development
- Homebond registered
- Well-established and well-serviced area
- Front of houses will have a permeable driveway
- Rear of the houses will be laid to lawn
- Concrete roof tiles
- PVC fascia, PVC soffits and PVC downpipes throughout

### 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
- 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
- Fully zoned heating system

### Bathroom & Ensuite :

- High-quality sanitary ware in all bathrooms and ensuites
- Surface-mounted showers with sliding rails in all ensuites
- Surface-mounted bath mixer shower with sliding rails in all bathrooms
- All wet areas and floors tiled in the bathroom, ensuite and ground floor WC



# NOW AVAILABLE 3 BEDROOM NEW HOMES

## For Sale

### Under the Affordable Housing Scheme at Newtown Meadows, Castletroy, Limerick

The Affordable Homes scheme at Newtown Meadows, Castletroy 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:

- **Applicants must have Mortgage Approval in Principle (AIP) in order to be eligible for this scheme. Applicants should also ensure that they have access to adequate finance to afford the house type's minimum sale price that you wish to apply for.**
- Your purchasing power (estimated at 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:** (067) 32055 / (086) 4114111

**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:

### Local Authority Home Loan

**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](http://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.



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