



**DONABATE | SWORDS | BELCAMP | LUSK**  
**Fingal, County Dublin**



## CONTENTS

How to buy an affordable home.....	2
41 The Paddocks, Donabate, Co. Dublin.....	3
42 The Paddocks, Donabate, Co. Dublin.....	5
43 The Paddocks, Donabate, Co. Dublin.....	7
1 College Avenue, Belcamp, Dublin 17.....	9
3 College Avenue, Belcamp, Dublin 17.....	11
2 Hawthorn Way Scholars Walk, Station Road, Lusk, Co. Dublin.....	13
62 Scholars Walk, Station Road, Lusk, Co. Dublin.....	15
66 Scholars Walk, Station Road, Lusk, Co. Dublin.....	17
5 & Cronan’s Well Gate, Mooretown, Swords, Co. Dublin.....	19
14 Cronan’s Well Gate, Mooretown, Swords, Co. Dublin.....	21
92 Millers Avenue, Millers Glen, Swords, Co. Dublin.....	23
94 Millers Avenue, Millers Glen, Swords, Co. Dublin.....	25
100 Millers Avenue, Millers Glen, Swords, Co. Dublin.....	27
102 Millers Avenue, Millers Glen, Swords, Co. Dublin.....	29
44 Park Avenue Millers Glen, Swords, Co. Dublin.....	31
11 Westmill Walk, Millers Glen, Swords, Co. Dublin.....	33

Address	Type	No. of Beds	Market Value (2024)	Minimum Purchase Price	% discount	Maximum Purchase price	% discount	Maximum Income
Millers Glen, Swords								
44 Park Avenue, Millers Glen, Swords, K67 A8P7	Mid Terrace	3	€470,000	€370,000	21.28%	€446,500	5%	€100,463
94 Millers Avenue, Millers Glen, Swords, K67 Y5Y8	Semi-Detached	3	€500,000	€400,000	20.00%	€475,000	5%	€106,875
92 Millers Avenue, Millers Glen, Swords, K67 F6K0	Semi-Detached	3	€500,000	€400,000	20.00%	€475,000	5%	€106,875
100 Millers Avenue, Millers Glen, Swords, K67 K3C8	Semi-Detached	3	€500,000	€400,000	20.00%	€475,000	5%	€106,875
102 Millers Avenue, Millers Glen, Swords, K67 K3E5	Semi-Detached	3	€500,000	€400,000	20.00%	€475,000	5%	€106,875
11 Westmill Walk, Millers Glen, Swords, K67 E2W4	Mid Terrace	3	€480,000	€380,000	20.83%	€456,000	5%	€102,600
Cronans Well Gate, Swords								
5 Cronans Well Gate, Mooretown, Swords, K67 P3C2	Mid Terrace	2	€400,000	€300,000	25.00%	€380,000	5%	€85,500
14 Cronans Well Gate, Mooretown, Swords, K67 C9X8	End Terrace	3	€495,000	€395,000	20.20%	€470,250	5%	€105,806
Station Road, Lusk								
2 Hawthorn Way, Lusk Village, Lusk, K45 TR83	Detached	4	€565,000	€465,000	17.70%	€536,750	5%	€120,769
62 Scholars Walk, Lusk Village, Lusk, K45 K882	Detached	4	€555,000	€455,000	18.02%	€527,250	5%	€118,631
66 Scholars Walk, Lusk Village, Lusk, K45 NY36	Detached	4	€560,000	€460,000	17.86%	€532,000	5%	€119,700
The Paddocks, Donabate								
41 The Paddocks, Portrane Rd, Donabate, K36 EA33	Mid Terrace	3	€500,000	€400,000	20.00%	€475,000	5%	€106,875
42 The Paddocks, Portrane Rd, Donabate, K36 F883	Mid Terrace	3	€500,000	€400,000	20.00%	€475,000	5%	€106,875
43 The Paddocks, Portrane Rd, Donabate, K36 AX79	Mid Terrace	3	€500,000	€400,000	20.00%	€475,000	5%	€106,875
Belcamp, Dublin 17								
1 College Avenue, Belcamp, Dublin 17, D17 X793	Mid Terrace	3	€475,000	€375,000	21.05%	€451,250	5%	€101,531
3 College Avenue, Belcamp, Dublin 17, D17 E439	End Terrace	4	€550,000	€450,000	18.18%	€522,500	5%	€117,563



# How to Buy an Affordable Home



1. Affordable homes will be advertised on [www.fingal.ie/affordablehousing](http://www.fingal.ie/affordablehousing), Fingal social media channels:    and in the local press for a minimum of two weeks.



2. Apply for mortgage approval in principal or Local Authority Home Loan [www.fingal.ie/localauthorityhome loan](http://www.fingal.ie/localauthorityhome loan).



3. Check your eligibility for the Help to Buy Scheme (HTBS) ([www.revenue.ie](http://www.revenue.ie)).



4. Register on our Affordable Housing online portal located @ [www.fingal.ie](http://www.fingal.ie) to apply.



8. Fingal will advise the developer/selling agent to contact you to choose from available properties based on your affordability.



7. Fingal will calculate the equity share based on your purchasing power.



6. Fingal will assess the validity and eligibility of your application. Properties will be offered in order of date and time of your application.



5. Submit required documentation including your gross income, proof of right to reside, deposit details (savings, gifts, and/or HTBS) to confirm your eligibility.



9. Pay your booking deposit to the developer to secure your property. Your booking deposit is fully refundable until signing of contracts.



10. Apply for formal approval of loan offer. Be aware you may need an extension on your mortgage approval if there are any delays.



11. Contract of Sale and Affordable Dwelling Purchase Agreement (ADPA) will now be issued to your Solicitor.



12. Arrange House and Mortgage Protection Insurance.



16. Affordable Dwelling Contribution funds are released, and your purchase can now proceed following receipt of HTBS fund, if applicable, and draw down of lender funds.



15. Contact your lender to request a draw down of funds. The Developer will carry out any snag works if required.



14. The developer will invite you to snag your new home. You may engage a surveyor to carry out this work for you or you can do it yourself.



13. Sign Contract of Sale and ADPA with your Solicitor.



17. Both Solicitors will agree a closing date of sale and the developer will contact you to arrange collection of your keys.



**Congratulations!  
Welcome Home.**





# For Sale

**Market Value €500,000**

Affordable applicants

Min €400,000 - Max €475,000



41 The Paddocks  
Portrane Road,  
Donabate,  
Co. Dublin  
K36 F883

**Superbly finished 115 sq m / 1,238 sq ft,  
3 bed mid-terrace home, in a cul-de-sac  
location.**





## Calculating the Affordable Price & Equity Share for 41 The Paddocks a 3 bed mid-terrace house in The Paddocks, Donabate.

*(Examples only, prices will vary subject to applicants individual circumstances)*

Market Value €500,000			Minimum Sale Price €400,000			
Gross household income	Mortgage capacity (income x 4)	Deposit (Min. 10%)	Applicant Purchase Price (Mortgage + Deposit)	FCC Contribution	Equity Share	Total Cost
€90,000	€360,000	€40,000	€400,000	€100,000	20%	€500,000
€106,875	€427,500	€47,500	€475,000	€25,000	5%	€500,000

### Special Features

- A-rated home with air to water heat pump.
- Striking brick fronted 3 bed home.
- Aluclad double glazed windows.
- Quality fitted kitchen and bathrooms.
- Front driveway with off street parking.
- A stone's throw from Donabate train station.
- Superbly located close to schools, shops & commuter links.

**More details to follow...**

# For Sale

**Market Value €500,000**

Affordable applicants

Min €400,000 - Max €475,000



42 The Paddocks  
Portrane Road,  
Donabate,  
Co. Dublin  
K36 F883

**Superbly finished 115 sq m / 1,238 sq ft,  
3 bed mid-terrace home, in a cul-de-sac  
location.**





## Calculating the Affordable Price & Equity Share for 42 The Paddocks a 3 bed mid-terrace house in The Paddocks, Donabate.

*(Examples only, prices will vary subject to applicants individual circumstances)*

Market Value €500,000			Minimum Sale Price €400,000			
Gross household income	Mortgage capacity (income x 4)	Deposit (Min. 10%)	Applicant Purchase Price (Mortgage + Deposit)	FCC Contribution	Equity Share	Total Cost
€90,000	€360,000	€40,000	€400,000	€100,000	20%	€500,000
€106,875	€427,500	€47,500	€475,000	€25,000	5%	€500,000

### Special Features

- A-rated home with air to water heat pump.
- Striking brick fronted 3 bed home.
- Aluclad double glazed windows.
- Quality fitted kitchen and bathrooms.
- Front driveway with off street parking.
- A stone's throw from Donabate train station.
- Superbly located close to schools, shops & commuter links.

**More details to follow...**

# For Sale

**Market Value €500,000**

Affordable applicants

Min €400,000 - Max €475,000



**43 The Paddocks,  
Portrane Road,  
Donabate,  
Co. Dublin.  
K36 F883.**

**Superbly finished 115 sq m / 1,238 sq ft,  
3 bed mid-terrace home,  
in a cul-de-sac location.**





## Calculating the Affordable Price & Equity Share for 43 The Paddocks a 3 bed mid-terrace house in The Paddocks, Donabate.

*(Examples only, prices will vary subject to applicants individual circumstances)*

Market Value €500,000			Minimum Sale Price €400,000			
Gross household income	Mortgage capacity (income x 4)	Deposit (Min. 10%)	Applicant Purchase Price (Mortgage + Deposit)	FCC Contribution	Equity Share	Total Cost
€90,000	€360,000	€40,000	€400,000	€100,000	20%	€500,000
€106,875	€427,500	€47,500	€475,000	€25,000	5%	€500,000

### Special Features

- A-rated home with air to water heat pump.
- Striking brick fronted 3 bed home.
- Aluclad double glazed windows.
- Quality fitted kitchen and bathrooms.
- Front driveway with off street parking.
- A stone's throw from Donabate train station.
- Superbly located close to schools, shops & commuter links.

**More details to follow...**

# For Sale

**Market Value €565,000**

Affordable applicants

Min €465,000 - Max €536,750



**2 Hawthorn Way,  
Station Road,  
Lusk,  
Co. Dublin.  
K45 TR83**

*A large, detached family home  
in the popular Station Road development  
measuring c. 137sq m / 1,475 sq ft.*





## Calculating the Affordable Price & Equity Share for 2 Hawthorn Way a 4 bed detached house in Station Road, Lusk, Co. Dublin

*(Examples only, prices will vary subject to applicants individual circumstances)*

<u>Market Value €565,000</u>			<u>Minimum Sale Price €465,000</u>			
Gross household income	Mortgage Capacity (income x 4)	Deposit (Min. 10%)	Applicant Purchase Price (Mortgage + Deposit)	FCC Contribution	Equity Share	Total Cost
€104,625	€418,500	€46,500	€465,000	€100,000	17.70%	€565,000
€120,769	€483,076	€53,750	€536,750	€28,250	5%	€565,000

### Special Features

- A-rated home with gas central heating.
- Finished with flooring throughout.
- Double glazed uPVC windows
- Fully fitted modern kitchen with built in appliances.
- Tiled bathroom and ensuite
- Side cobblelock driveway with off street parking.
- Private rear garden

**More details to follow...**

# For Sale

**Market Value €555,000**

Affordable applicants

Min €455,000 - Max €527,250



62 Scholars Walk,  
Station Road,  
Lusk,  
Co. Dublin.  
K54 K882.

*A large, detached family home in the popular  
Station Road development measuring  
c. 137sq m / 1,475 sq ft.*





## Calculating the Affordable Price & Equity Share for 62 Scholars Walk a 4 bed detached house in Station Road, Lusk, Co. Dublin

*(Examples only, prices will vary subject to applicants individual circumstances)*

Market Value €555,000			Minimum Sale Price €455,000			
Gross household income	Mortgage Capacity (income x 4)	Deposit (Min. 10%)	Applicant Purchase Price (Mortgage + Deposit)	FCC Contribution	Equity Share	Total Cost
€102,375	€409,500	€45,500	€455,000	€100,000	18.02%	€555,000
€118,631	€474,524	€52,725	€527,250	€27,750	5%	€555,000

### Special Features

- A-rated home with gas central heating.
- Detached home.
- Double glazed uPVC windows
- Fitted modern kitchen
- Tiled bathroom and ensuite
- Rear cobblelock driveway with off street parking.
- Private rear garden

**More details to follow...**

# For Sale

**Market Value €560,000**

Affordable applicants

Min €460,000 - Max €532,000



66 Scholars Walk,  
Station Road,  
Lusk,  
Co. Dublin,  
K54 NY36.

*A large, detached family home in the popular Station Road development  
Measuring c. 137sq m / 1,475 sq ft.*





## Calculating the Affordable Price & Equity Share for 66 Scholars Walk a 4 bed detached house in Station Road, Lusk, Co. Dublin

*(Examples only, prices will vary subject to applicants individual circumstances)*

<u>Market Value €560,000</u>			<u>Minimum Sale Price €460,000</u>			
Gross household income	Mortgage Capacity (income x 4)	Deposit (Min. 10%)	Applicant Purchase Price (Mortgage + Deposit)	FCC Contribution	Equity Share	Total Cost
€103,500	€414,000	€46,000	€460,000	€100,000	17.86%	€560,000
€119,700	€478,800	€53,200	€532,000	€28,000	5%	€560,000

### Special Features

- A-rated home with gas central heating.
- Finished with flooring throughout.
- Double glazed uPVC windows
- Fitted modern kitchen
- Tiled bathroom and ensuite
- Side cobblelock driveway with off street parking.
- Private rear garden

**More details to follow...**

# For Sale

**Market Value €475,000**

Affordable applicants

Min €375,000 - Max €451,250



1 College Avenue,  
Belcamp,  
Dublin 17.  
D17 X793.

*A spacious, 3 bedroom mid-terrace home  
convenient to Malahide and Dublin City  
measuring c. 111 sq m / 1,195 sq ft.*





## Calculating the Affordable Price & Equity Share for 1 College Avenue, a 3 bed mid-terrace house in Belcamp, Dublin 17.

*(Examples only, prices will vary subject to applicants individual circumstances)*

Market Value €475,000

Minimum Sale Price €375,000

Gross household income	Mortgage Capacity (income x 4)	Deposit (Min. 10%)	Applicant Purchase Price (Mortgage + Deposit)	FCC Contribution	Equity Share	Total Cost
€84,375	€337,500	€37,500	€375,000	€100,000	21.05%	€475,000
€101,531	€406,125	€45,125	€451,250	€23,750	5%	€475,000

### Special Features

- A-rated home with Air to water heat-pump.
- Double glazed uPVC windows
- Modern fitted kitchen
- Tiled bathroom and ensuite
- Front cobblelock driveway with off street parking.
- Private rear garden

**More details to follow...**

# For Sale

**Market Value €550,000**

Affordable applicants

Min €450,000 - Max €522,500



3 College Avenue,

Belcamp,

Dublin 17

D17 E439

*A stunning end-terrace, family home  
convenient to Malahide and Dublin City  
measuring c. 127sq m / 1,367 sq ft.*





## Calculating the Affordable Price & Equity Share for 3 College Avenue, a 4 bed end-terrace house in Belcamp, Dublin 17.

*(Examples only, prices will vary subject to applicants individual circumstances)*

Market Value €550,000			Minimum Sale Price €450,000			
Gross household income	Mortgage Capacity (income x 4)	Deposit (Min. 10%)	Applicant Purchase Price (Mortgage + Deposit)	FCC Contribution	Equity Share	Total Cost
€101,250	€405,000	€45,000	€450,000	€100,000	18.18%	€550,000
€117,563	€470,250	€52,250	€522,500	€27,500	5%	€550,000

### Special Features

- A-rated home with Air to water heat-pump.
- Finished with flooring and light fittings
- Double glazed uPVC windows
- Fully fitted modern kitchen with built in appliances
- Tiled bathroom and ensuite
- Front cobblelock driveway with off street parking.
- Private rear garden

**More details to follow...**

# For Sale

**Market Value €400,000**

Affordable applicants

Min €300,000 - Max €380,000



5 Cronan's Well Gate,  
Mooretown,  
Swords,  
Co. Dublin.  
K67 P3C2.

*A well located 2 bedroom, mid-terrace home in the ever popular Mooretown estate measuring c. 90sq m / 969 sq ft.*





## Calculating the Affordable Price & Equity Share for 5 Cronan's Well Gate, 2 bed mid-terrace house in Cronan's Well, Mooretown, Co. Dublin.

*(Examples only, prices will vary subject to applicants individual circumstances)*

Market Value €400,000			Minimum Sale Price €300,000			
Gross household income	Mortgage Capacity (income x 4)	Deposit (Min. 10%)	Applicant Purchase Price (Mortgage + Deposit)	FCC Contribution	Equity Share	Total Cost
€67,500	€270,000	€30,000	€300,000	€100,000	25%	€400,000
€85,500	€342,000	€38,000	€380,000	€20,000	5%	€400,000

### Special Features

- A-rated home with gas central heating
- Solar panels generating electricity
- Striking brick fronted 3 bed home
- uPVC double glazed windows
- Fitted wood grained kitchen with stainless-steel cooker splashback.
- Front bay parking
- Superbly located close to schools, shops & commuter links

**More details to follow...**

# For Sale

**Market Value €495,000**

Affordable applicants

Min €395,000 - Max €470,250



14 Cronans Well Gate,  
Mooretown,  
Swords,  
Co. Dublin  
K67 P3C2

*A well located 3 bedroom, end-terrace home in the ever popular Mooretown estate measuring c. 113 sq m / 1,216 sq ft.*





## Calculating the Affordable Price & Equity Share for 14 Cronan's Well Gate, 3 bed end-terrace house in Cronan's Well, Mooretown, Co. Dublin.

*(Examples only, prices will vary subject to applicants individual circumstances)*

Market Value €495,000			Minimum Sale Price €395,000			
Gross household income	Mortgage Capacity (income x 4)	Deposit (Min. 10%)	Applicant Purchase Price (Mortgage + Deposit)	FCC Contribution	Equity Share	Total Cost
€88,875	€355,500	€39,500	€395,000	€100,000	20.20%	€495,000
€105,806	€423,225	€47,025	€470,250	€24,750	5%	€495,000

### Special Features

- A-rated home with gas central heating
- Solar panels generating electricity
- Striking brick fronted 3 bed home
- uPVC double glazed windows
- Fitted wood grained kitchen with stainless-steel cooker splashback.
- Front bay parking
- Superbly located close to schools, shops & commuter links

**More details to follow...**

# For Sale

**Market Value €500,000**

Affordable applicants

Min €400,000 - Max €475,000



92 Millers Avenue,  
Millers Glen,  
Swords,  
Co. Dublin.  
K67 F6K0.

*A spacious 3 bedroom, semi-detached family home in one of Swords most popular housing estates, measuring c. 115 sq m / 1,238 sq ft.*





## Calculating the Affordable Price & Equity Share for 92 Millers Avenue, a 3 bed semi-detached house in Millers Glen, Swords, Co. Dublin.

*(Examples only, prices will vary subject to applicants individual circumstances)*

Market Value €500,000			Minimum Sale Price €400,000			
Gross household income	Mortgage Capacity (income x 4)	Deposit (Min. 10%)	Applicant Purchase Price (Mortgage + Deposit)	FCC Contribution	Equity Share	Total Cost
€90,000	€360,000	€40,000	€400,000	€100,000	20%	€500,000
€106,875	€427,500	€47,500	€475,000	€25,000	5%	€500,000

### Special Features

- A-rated home with gas central heating
- Solar panels heating hot water
- Attractive brick fronted 3 bed home
- uPVC double glazed windows
- Modern fitted kitchen and tiled bathrooms
- Front bay parking
- Superbly located close to schools, shops & commuter links

**More details to follow...**

# For Sale

**Market Value €500,000**

Affordable applicants

Min €400,000 - Max €475,000



94 Millers Avenue,  
Millers Glen,  
Swords,  
Co. Dublin.  
K67 Y5Y8.

*A spacious 3 bedroom, semi-detached  
family home in one of Swords most popular  
housing estates,  
measuring c. 115 sq m / 1,238 sq ft.*





## Calculating the Affordable Price & Equity Share for 94 Millers Avenue, a 3 bed semi-detached house in Millers Glen, Swords, Co. Dublin.

*(Examples only, prices will vary subject to applicants individual circumstances)*

Market Value €500,000			Minimum Sale Price €400,000			
Gross household income	Mortgage Capacity (income x 4)	Deposit (Min. 10%)	Applicant Purchase Price (Mortgage + Deposit)	FCC Contribution	Equity Share	Total Cost
€90,000	€360,000	€40,000	€400,000	€100,000	20%	€500,000
€106,875	€427,500	€47,500	€475,000	€25,000	5%	€500,000

### Special Features

- A-rated home with gas central heating
  - Solar panels heating hot water
  - Attractive brick fronted 3 bed home
  - uPVC double glazed windows
  - Modern fitted kitchen and tiled bathrooms
  - Front bay parking
- Superbly located close to schools, shops & commuter

**More details to follow...**

# For Sale

**Market Value €500,000**

Affordable applicants

Min €400,000 - Max €475,000



100 Millers Avenue,  
Millers Glen,  
Swords,  
Co. Dublin.  
K67 K3C8.

*A spacious 3 bedroom, semi-detached family home in one of Swords most popular housing estates, measuring c. 115 sq m / 1,238 sq ft.*





## Calculating the Affordable Price & Equity Share for 100 Millers Avenue, a 3 bed semi-detached house in Millers Glen, Swords, Co. Dublin.

*(Examples only, prices will vary subject to applicants individual circumstances)*

Market Value €500,000			Minimum Sale Price €400,000			
Gross household income	Mortgage Capacity (income x 4)	Deposit (Min. 10%)	Applicant Purchase Price (Mortgage + Deposit)	FCC Contribution	Equity Share	Total Cost
€90,000	€360,000	€40,000	€400,000	€100,000	20%	€500,000
€106,875	€427,500	€47,500	€475,000	€25,000	5%	€500,000

### Special Features

- A-rated home with gas central heating
- Solar panels heating hot water
- Attractive brick fronted 3 bed home
- uPVC double glazed windows
- Modern fitted kitchen and tiled bathrooms
- Front bay parking
- Superbly located close to schools, shops & commuter links

**More details to follow...**

# For Sale

**Market Value €500,000**

Affordable applicants

Min €400,000 - Max €475,000



102 Millers Avenue,  
Millers Glen,  
Swords,  
Co. Dublin.  
K67 K3E5.

*A spacious 3 bedroom, semi-detached family home in one of Swords most popular housing estates, measuring c. 115 sq m / 1,238 sq ft.*





## Calculating the Affordable Price & Equity Share for 102 Millers Avenue, a 3 bed semi-detached house in Millers Glen, Swords, Co. Dublin.

*(Examples only, prices will vary subject to applicants individual circumstances)*

Market Value €500,000			Minimum Sale Price €400,000			
Gross household income	Mortgage Capacity (income x 4)	Deposit (Min. 10%)	Applicant Purchase Price (Mortgage + Deposit)	FCC Contribution	Equity Share	Total Cost
€90,000	€360,000	€40,000	€400,000	€100,000	20%	€500,000
€106,875	€427,500	€47,500	€475,000	€25,000	5%	€500,000

### Special Features

- A-rated home with gas central heating
- Solar panels heating hot water
- Attractive brick fronted 3 bed home
- uPVC double glazed windows
- Modern fitted kitchen and tiled bathrooms
- Front bay parking
- Superbly located close to schools, shops & commuter links

**More details to follow...**

# For Sale

**Market Value €470,000**

Affordable applicants

Min €370,000 - Max €446,500



44 Park Avenue,  
Millers Glen,  
Swords,  
Co. Dublin.  
K67 A8P7.

*A spacious 3 bedroom, mid-terraced family home in one of Swords most popular housing estates, measuring c. 115 sq m / 1,238 sq ft.*

**BER A2**



## Calculating the Affordable Price & Equity Share for 44 Park Avenue, a 3 bed mid terrace house in Millers Glen, Swords, Co. Dublin.

*(Examples only, prices will vary subject to applicants individual circumstances)*

Market Value €470,000			Minimum Sale Price €370,000			
Gross household income	Mortgage Capacity (income x 4)	Deposit (Min. 10%)	Applicant Purchase Price (Mortgage + Deposit)	FCC Contribution	Equity Share	Total Cost
€83,250	€333,000	€37,000	€370,000	€100,000	21.28%	€470,000
€100,463	€401,850	€44,650	€446,500	€23,500	5%	€470,000

### Special Features

- A-rated home with gas central heating
- Solar panels heating hot water
- Attractive brick fronted 3 bed home
- uPVC double glazed windows
- Modern fitted kitchen and tiled bathrooms
- Front bay parking
- Superbly located close to schools, shops & commuter links

**More details to follow...**

# For Sale

**Market Value €480,000**

Affordable applicants

Min €380,000 - Max €446,500



11 Westmill Walk,  
Millers Glen,  
Swords,  
Co. Dublin.  
K67 E2W4.

*A spacious 3 bedroom, mid-terraced family home in one of Swords most popular housing estates, measuring c. 115 sq m / 1,238 sq ft.*





## Calculating the Affordable Price & Equity Share for 11 Westmill Walk, a 3 bed mid-terrace house in Millers Glen, Swords, Co. Dublin.

*(Examples only, prices will vary subject to applicants individual circumstances)*

<u>Market Value €480,000</u>			<u>Minimum Sale Price €380,000</u>			
Gross household income	Mortgage Capacity (income x 4)	Deposit (Min. 10%)	Applicant Purchase Price (Mortgage + Deposit)	FCC Contribution	Equity Share	Total Cost
€85,500	€342,000	€38,000	€380,000	€100,000	20.83%	€480,000
€102,600	€410,400	€45,600	€456,000	€24,000	5%	€480,000

### Special Features

- A-rated home with gas central heating
- Solar panels heating hot water
- Attractive brick fronted 3 bed home
- uPVC double glazed windows
- Modern fitted kitchen and tiled bathrooms
- Front bay parking
- Superbly located close to schools, shops & commuter links

**More details to follow...**

## Fingal County Council Affordable Housing at Donabate, Belcamp, Lusk and Swords

16 houses in various locations across North County Dublin are being made available for sale by Fingal County Council under affordable dwelling purchase arrangements. This will be carried out under the Affordable Housing Act 2021 and associated Regulations. The scheme will be aimed at first-time buyers (although some exceptions apply). The homes available for purchase are located in the following Developments: Millers Glen, Swords (6 houses); Mooretown, Swords (2 houses); Station Road, Lusk (3 houses); The Paddocks, Donabate (3houses); and College Avenue, Belcamp (2 houses). The house types available for purchase are listed and information provided in this document.

\*Please note that any income limits are indicative only. Please refer to our FAQs at <https://www.fingal.ie/AffordableHousing> to view the exceptions to the limits.

The purchasers will enter an affordable dwelling purchase agreement with Fingal County Council. Under this agreement the Council will take a percentage equity share in the dwelling, equal to the difference between the market value of the dwelling and the price paid by the purchaser. The Council may not seek realization of its affordable dwelling equity for a 40-year period (other than for breach of the agreement). However, the purchaser may choose to redeem or buy out the affordable dwelling equity at any time either through one lump sum, or a series of payments to the Council.

### **In order to be eligible to apply for the scheme, applicants must satisfy the below criteria:**

- Be a First-Time Buyer or meet the exceptions under the Fresh Start Principle.
- To apply for a 2-bedroom property, typically gross household income for the preceding 12 months should be below €85,500. \*Some exceptions apply
- To apply for a 3-bedroom property, typically gross household income for the preceding 12 months should be below €106,875. \*Some exceptions apply
- To apply for a 4-bedroom property, typically gross household income for the preceding 12 months should be below €120,769. \*Some exceptions apply
- Each person included in the application must have the right to reside indefinitely in the State.
- The affordable home must be the household's normal place of residence.

Any application will be prioritised based on **time and date of application together with preparedness of individual purchasers**. In addition to this, 30% of the homes will only be available to applicants who have been, or are currently, a resident in the administrative area of Fingal County Council for a minimum period of 5 years.

Applications will be accepted via an online application portal. Applications can be made starting from **12 noon on 26th April 2024**.

A link to the online application portal and further information on this scheme, including the Scheme of Priority, guide to making an application and the documentation required to accompany the application is available at <https://www.fingal.ie/AffordableHousing>



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**<https://www.fingal.ie/AffordableHousing>**

**Please register your application from 12 noon 26/04/2024 to:**  
**<https://www.fingal.ie/AffordableHousing/NorthCountyDublin>**

**Comhairle Contae  
Fhine Gall**  
Fingal County  
Council



**An Roinn Tithíochta,  
Rialtais Áitiúil agus Oidhreachta**  
Department of Housing,  
Local Government and Heritage

**Sherry  
FitzGerald**  
NEW HOMES

**Sherry  
FitzGerald**  
Cumisky Kelly