

# Parklands, Fortunestown Lane, Citywest, Dublin 24.



The Land Development Agency (LDA) presents Parklands, Citywest. The scheme is conveniently located in West Dublin next to Citywest Business Park. Residents of Parklands will enjoy an array of amenities and transport options. The adjacent Saggart Luas stop brings the city centre within swift reach along with several local bus routes.

Phase two includes 15 Cost Rental properties consisting of 3 bed terraced houses, 4 bedroom 2 storey terraced houses and 4 bedroom 3 storey terraced houses.

- All houses are Building Energy Rated (BER) A.
- Located at the heart of Parklands is the newly-built Citywest & Saggart Community National School -a multi-belief facility for children aged 4 to 12.
- Three more primary schools Gaelscoil Lir, Scoil Aoife and Coláiste Pobail Fóla are located a short distance away on Fortunestown Lane.

The LDA are offering in phase two the below property types under this Cost rental application process:

- **4 bedroom 3 storey terrace house**  
€1,460 per calendar month
- **4 bedroom 2 storey terrace house**  
€1,450 per calendar month
- **3 bedroom 2 storey terrace house**  
€1,350 per calendar month

**Sample Bathroom—Actual Finish will Vary**



**Sample of Kitchen—Actual Finish will Vary**

The terraced houses are **supplied unfurnished** with:

- Fully fitted kitchen and white goods,
- Integrated wardrobes in double rooms,
- Bathroom fittings,
- Blinds and flooring throughout,
- Highly efficient A1 rated home heating and hot water, supplied via individual exhaust air heat pumps located in each unit. Heating is delivered via low temperature wall mounted radiators with thermostatically controlled heating zones per unit. These state of the art always on systems are designed to be efficient and provide high levels of occupant comfort.



**Sample of Rear Gardens**

## **APPLICATION PROCESS**

You can apply on The LDA website [www.lda.ie](http://www.lda.ie) and follow the instructions. This is the only method to apply, registration of interest **cannot** be made by post, email or over the phone.

Please note that affordability is one of these criteria and that the rent for the unit you have applied for should not exceed 35% of your net income.

To be eligible for Cost Rental Housing you must meet the following criteria:

- Your net household income is below €66,000 per annum for Dublin and €59,000 for elsewhere in the country. Applicants will have to prove how they have calculated their net household income.
- You are not in receipt of any social housing supports (including Rent Supplement or HAP)
- You do not own a property
- Your household size matches the size of the property advertised (All members of the household must be living in Ireland at time of applying.)
- You can afford to pay the cost rent for the home
- One application per household.

Your household has only entered one application for a specific cost rental property

**\*Terms and conditions for cost rental housing in Ireland are set out in the Affordable Housing Act 2021.**

Once you have selected the property that you are eligible for, you will need to enter your details into our self-service eligibility checker and register your interest. Applicants will have to prove how they have calculated their Net Household Income.

You must first register your interest in one property type and indicate your eligibility, by providing the information requested when applying through [www.lda.ie/affordable-homes](http://www.lda.ie/affordable-homes)

## **Location Map**

