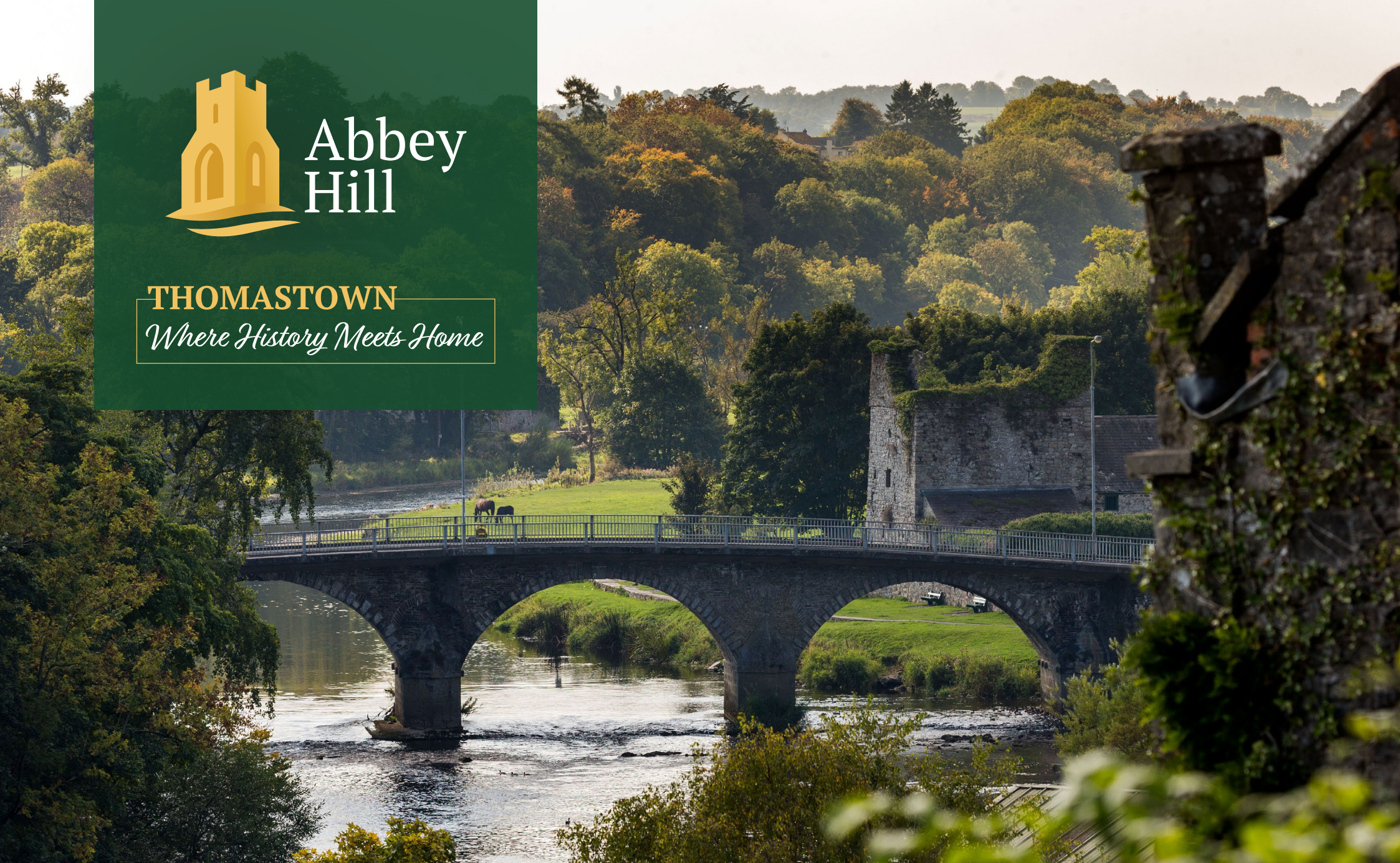




Abbey
Hill

THOMASTOWN

Where History Meets Home



PSR: 002789



Comhairle Chontae Chill Chainnigh
Kilkenny County Council



Supported by

Rialtas na hÉireann
Government of Ireland

Built by





The Blackberry Cafe



Gus Mabelson Ceramic



Horse riding at Mount Juliet

THOMASTOWN

Where Heritage Meets the Heart of the River Nore

A picturesque town nestled in the heart of County Kilkenny and situated along the River Nore, Thomastown is known for its charming blend of historic character, scenic landscapes, and vibrant local culture. The town has a rich medieval heritage, most notably represented by the impressive ruins of Jerpoint Abbey, a 12th-century Cistercian monastery that stands as a key attraction.

Thomastown has long been associated with craft and creativity. It is home to the renowned Grennan Mill Craft School and a thriving artisan community, offering everything from pottery and textiles to fine art. The streets are lined with independent shops, cafés, and traditional pubs, creating a welcoming atmosphere for both locals and visitors.

Surrounded by rolling hills and lush countryside, Thomastown offers ample opportunities for outdoor activities, including walking, fishing, and exploring nearby estates like Mount Juliet, a luxury resort known for its world-class golf course and beautiful gardens.





WELCOME HOME

Your new beginning starts here!

ABBEY HILL

A stunning new development of 2 and 3 bed homes of exceptional build quality

Nestled on a gentle hill overlooking the charming town of Thomastown, **Abbey Hill** offers a stunning collection of affordable new homes designed with modern living in mind and purpose built for First-Time and Fresh Start Buyers. With scenic views, spacious layouts, and energy-efficient design, Abbey Hill is more than just a place to live – it's a place to thrive.

Enjoy easy access to local schools, shops, and rail links, all while being surrounded by the natural beauty of County Kilkenny.



HOUSE PRICES

**Indicative figures – income assessed by Kilkenny County Council*

House Type	Floor Area	Market Value	Minimum Affordable Purchase Price	Maximum Affordable Purchase Price	Gross Income Threshold*	Max. % Discount
2-bed Home	82 sq. m	€265,000	€225,000	€251,750	€56,644*	15.09%
3-bed Home	95.5 sq. m	€350,000	€253,000	€332,500	€74,813*	27.71%



EXCEPTIONAL LIVING *in the Ideal Location*

*Situated 17 km south of Kilkenny City,
Thomastown has easy road, rail and bus
connections and top-tier amenities.*



Thomastown Train Station - with direct links to Kilkenny, Carlow, Waterford and Dublin Heuston



Bus Station - with direct links to surrounding towns and cities



St. Mary's National School – 13 mins walk
Grennan College Thomastown – 1 min walk



Supervalu, Lidl & Centra



Dublin Airport – 1 hour 40 mins drive
Shannon Airport - 2 hours 10 mins drive



Kilkenny City – 18 mins drive and accessible by direct train and bus



M9 Motorway – 6 mins drive



3Bed Bedroom



2Bed Living Room



REFINED INTERIORS *Exceptional Living*

3Bed Living Room



3Bed Kitchen



STUNNING SPACES

A2 BER Rating

Each home in Abbey Hill is finished with family in mind – spacious living areas flooded with light offering a peaceful oasis after a busy day.



FEATURES & SPECIFICATIONS OF THE HOMES

External Features

- External elevations finished with a combination of brick, and render.
- Roof is finished with concrete roof tiles
- Aluminium fascia, soffits, gutters, and uPVC downpipes.
- High performance double glazed aluminium windows “Passiv AluP”
- High performance AluP sliding patio doors.
- High performance Ultra Tech, hardwood composite painted front door with multi point locking system.
- Rear gardens are seeded and surrounded by a combination of concrete block walls and dura/concrete post & timber fencing. 3 Bedroom Garden size min. 75m². 2 Bedroom Garden size minimum 50m².
- Communal parking
- Side gates are fitted to all houses where required.

Internal Features

- Quality Fitted Kitchen (appliances not included)
- Utility room where provided i.e. in 3 Bed, plumbed for washing machine and dryer

- High quality primed doors complete with matching architrave, skirting and ironmongery.
- The bathrooms and en-suite are completed with quality sanitary ware.
- Pressured water system provides high pressure water to the bath and showers.
- Ceilings, walls and woodwork are painted throughout.

Energy Efficiency

- A2 Ber Energy Rating
- One of the first developments in County Kilkenny to have Home performance Index (HPI) Certification <https://homeperformanceindex.ie/>
- Energy Efficient Timber Frame construction delivering the highest level of structural performance with superior thermal insulation and airtightness.
- High efficiency air to water heat pump serves the heating and hot water requirements.
- Controlled heating zones and hot water zone. In addition to the heating zones all radiators are fitted with thermostatic valves.
- Demand control ventilation. The system ensures excellent



indoor air quality and also reduces the heat losses linked with ventilation, in effect reducing energy needs.

Electrical, Mechanical & Media

- The electrical layout has generous allocations of light and power points located throughout the house. Data and power points are provided. Houses are wired to suit multiple TV/Broadband providers and Free to Air TV.

Safety & Security

- Houses are fitted with smoke and heat detectors in accordance with the latest standards.
- Superior hand 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 and structural guarantee.



SITE LAYOUT



2-Bed Home

82.0 sq.m

Garden size min. 50m²



3-Bed Home

95.5 sq.m

Garden size min. 75m²



2 BED HOMES

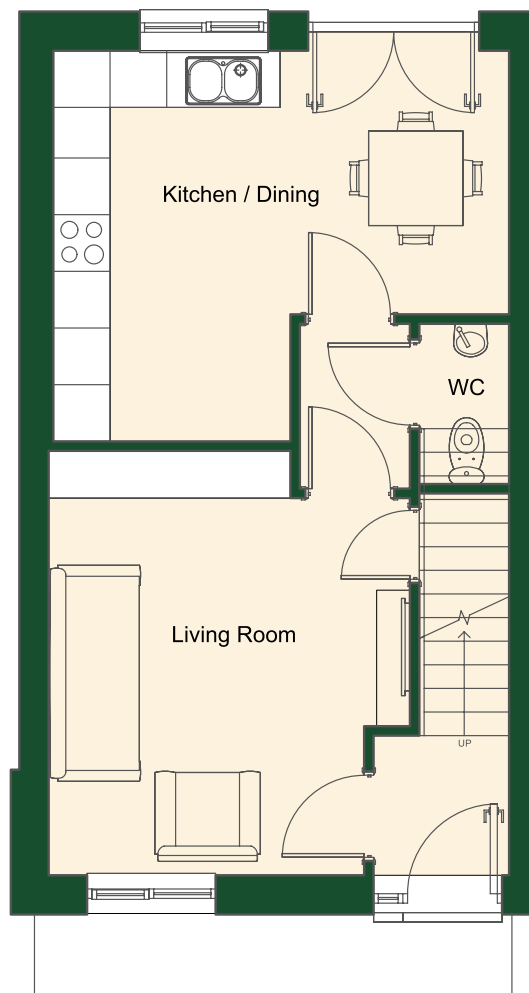
Ground Floor

Kitchen/Dining	16.83 sq.m
WC	1.61 sq.m
Living Room	14.5 sq.m

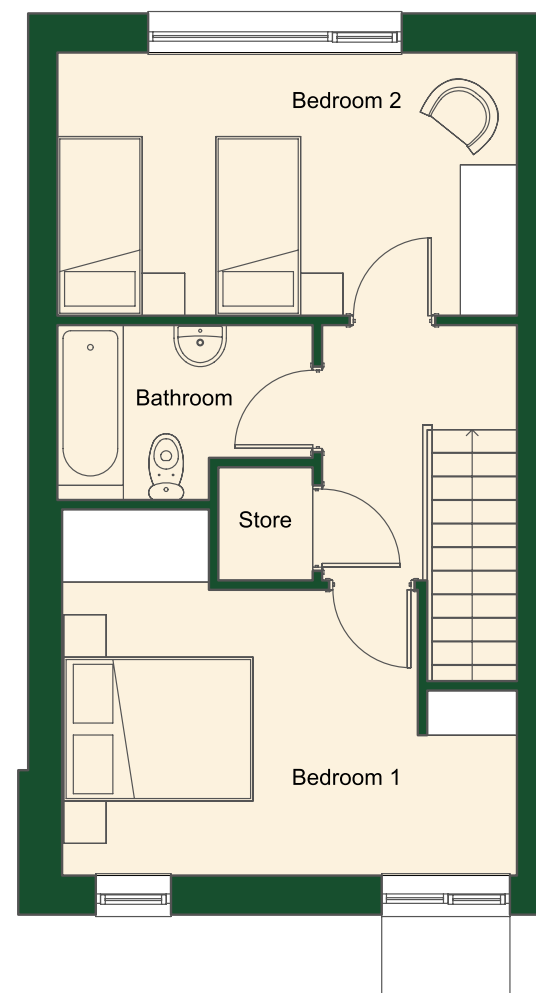
First Floor

Bedroom 1	13.0 sq.m
Bedroom 2	12.78 sq.m
Bathroom	4.53 sq.m

**All sizes and measurements are approximate*



Ground Floor Plan



First Floor Plan



3 BED HOMES

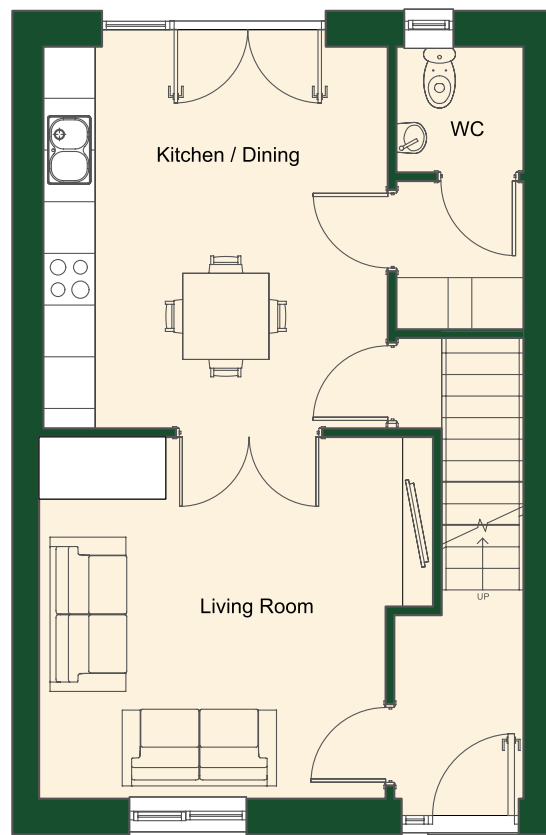
Ground Floor

Kitchen/Dining	18.0 sq.m
WC	2.15 sq.m
Living Room	16.9 sq.m
Utility	2.4 sq.m

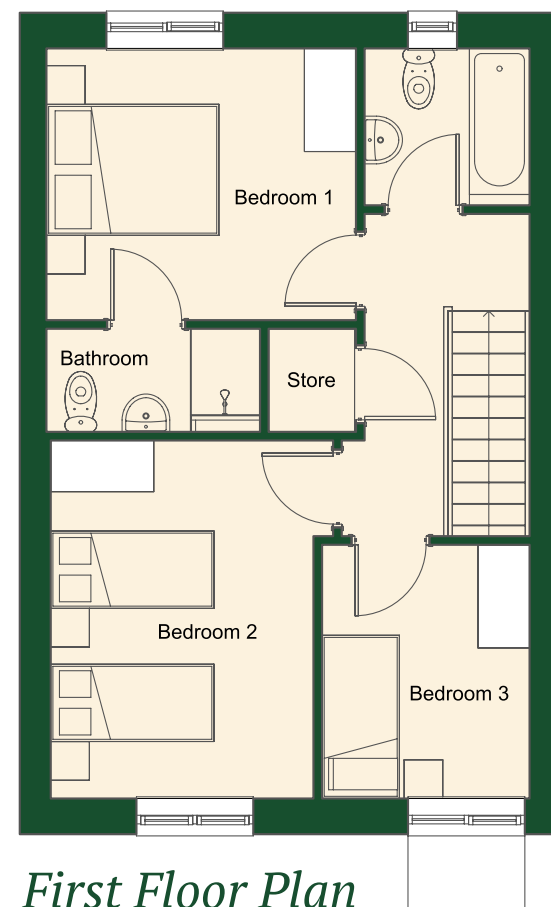
First Floor

Bedroom 1	11.4 sq.m
Bedroom 2	13.0 sq.m
Bedroom 3	7.13 sq.m
Bathroom	3.5 sq.m
Ensuite	2.4 sq.m

**All sizes and measurements are approximate*



Ground Floor Plan



First Floor Plan



THE LOCAL AUTHORITY AFFORDABLE PURCHASE SCHEME

What is the Affordable Purchase Scheme?

For First-Time Buyers & Fresh Starters whose mortgage and deposit will not cover the price of a newly built home, the local authority will take a percentage equity stake in the home equal to the difference between the open market value of the property and the price paid by the purchaser.

Who is eligible to apply for the scheme?

- Are you over 18 years of age?
- Are you a First Time Buyer or do you qualify under the Fresh Start Principle (exceptions apply)?
- Is your purchasing power (maximum mortgage capacity plus deposit plus savings) less than 95% of the market value of the home?
- Have you a right to reside in the State indefinitely?
- Will you be using this home as your Principal Private Residence?

If you can answer yes to all of this criteria you may be eligible to apply. To check full eligibility, refer to www.kilkennycoco.ie/affordable-homes

Is Mortgage Approval required?

Applicants should submit a Mortgage Approval in Principle letter from their proposed lender at time of application. This letter should confirm the maximum mortgage available to the applicants. Purchasers can use a mortgage from any of the following approved mortgage providers e.g. Bank of Ireland, Allied Irish Bank, Haven Mortgages Ltd., EBS, & PTSB. Alternatively, applicants may be able to avail of the Local Authority Home Loan.

How much deposit is needed?

- Financial institutions require that a minimum **10%** deposit must be raised by purchasers.
- The **Help to Buy Scheme**, operated by the Revenue Commissioners can help with the deposit needed to purchase these affordable homes. Please see www.revenue.ie for more details.
- In addition, on receipt of formal offer of qualification a booking deposit of €5,000 is payable to Sales Agent in order to secure a home.

How do I apply?

- Applications must be submitted via an Online Portal only. There is no general application form or waiting list.
- On the day the application portal opens, you must first register on the portal, before completing the application form and uploading the requested supporting documentation.
- All required supporting documentation must be uploaded with your application. Only PDF, JPEG and PNG file formats are accepted.
- It is the responsibility of each applicant to ensure that all required information and documentation is submitted at the time of application. Failure to do so could result in your application being deemed invalid.
- A link to the application portal along with a list of the required documentation is available on Kilkenny County Council's website <https://kilkennycoco.ie/affordable-homes>. A video guide of how to complete an application is also available.



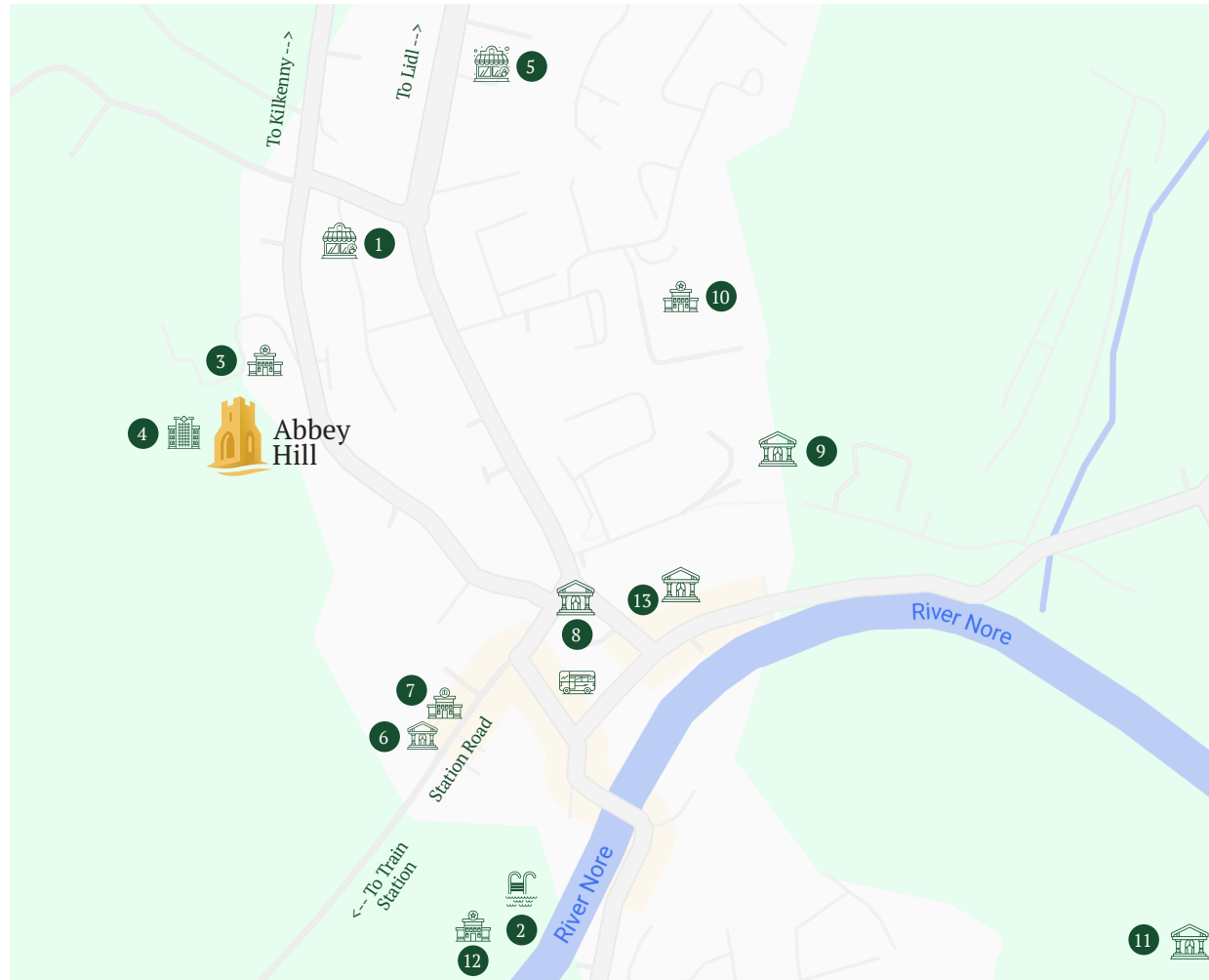
Documents
Required



Application
Portal

ABBEY HILL

Thomastown



KEY

1. Centra
2. Swimming Pool
3. Grennan College
4. Medical Centre
5. SuperValu
6. Library
7. Community Centre
8. Thomastown Town Centre
9. Church of the Assumption
10. St.Mary's National School
11. Grennan Castle
12. Grennan Mill Craft School
13. Sessions House Arts Centre

Disclaimer: The particulars in this brochure were prepared from preliminary plans and are intended to be used as a guide only and final finishes may vary. Particulars should not be relied upon as representation of facts. Any measurements or maps are approximate. Intending purchasers must satisfy themselves as to the accuracy of details given to them either verbally or as part of the brochure. Such information is given in good faith and is believed to be correct. However, the developers or their agents shall not be held liable for inaccuracies. The details in this brochure do not form any part of any contract.

Photography courtesy of Dylan Vaughan and Fáilte Ireland. Booklet designed by zarainecreative.com



EXCEPTIONAL LIVING
in the Ideal Location



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