



Abbey Hill

Boyd's

PSR: 002789



Comhairle Chontae Chill Chainnigh
Kilkenny County Council

Built by



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Government of Ireland



Thomastown

Where History Meets Home



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 to 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 – *your new beginning starts here.*





**Quality Homes at
Affordable Prices**





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

A stunning interior with an 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.



Refined Interiors, Exceptional Living

Features of the Homes

Building Energy Rating

All homes boast an A2 BER rating to maximize comfort and minimize energy bills – from lighting and heating to hot water and heat retention, these homes are built to be as efficient as they can be.

Energy Efficiency

Abbey Hill is one of the first developments in County Kilkenny to have achieved Home Performance Index (HPI) certification, demonstrating a commitment to sustainability and high-quality construction.



Kitchen Fittings

Abbey Hill homes are fitted with a stylish and modern kitchen, designed to provide ample storage in a light filled space.

Heating

All homes are fitted with electric, air to water heat pumps to optimize comfort and create the perfect ambient temperature.

Electrical Specification

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.





Abbey
Hill

Site Layout



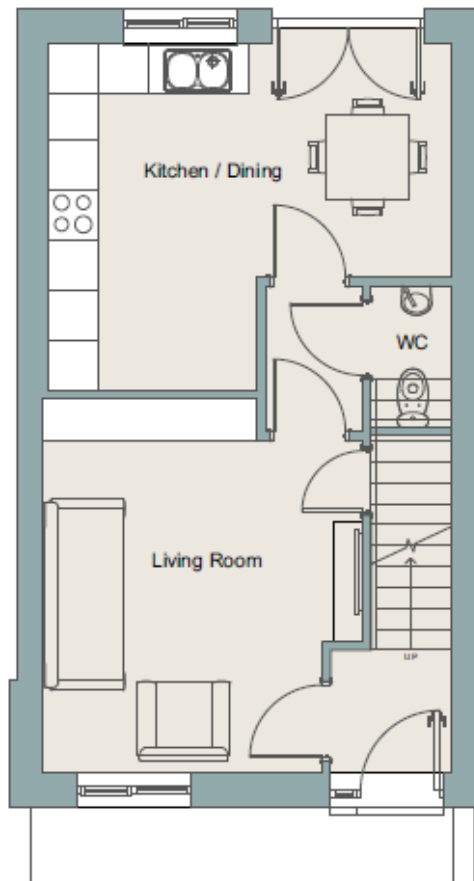
2-Bed Home
82.0 sq.m



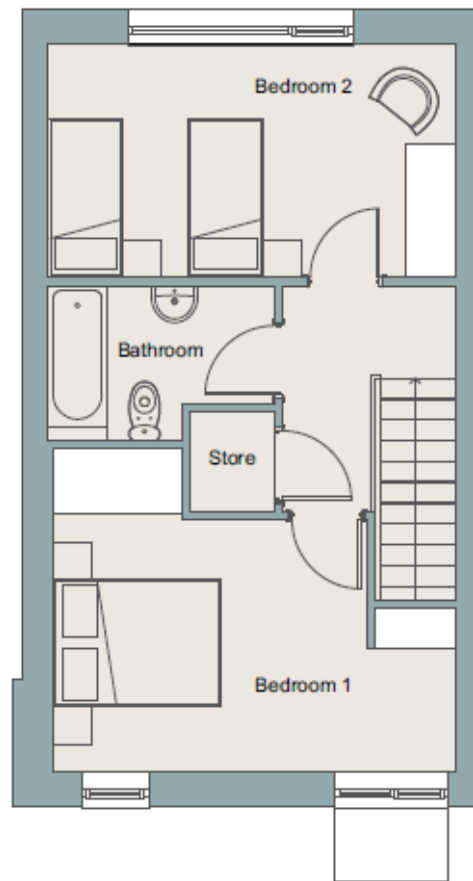
3-Bed Home
95.5 sq.m



2 Bed Homes



Ground Floor Plan



First Floor Plan

Ground Floor

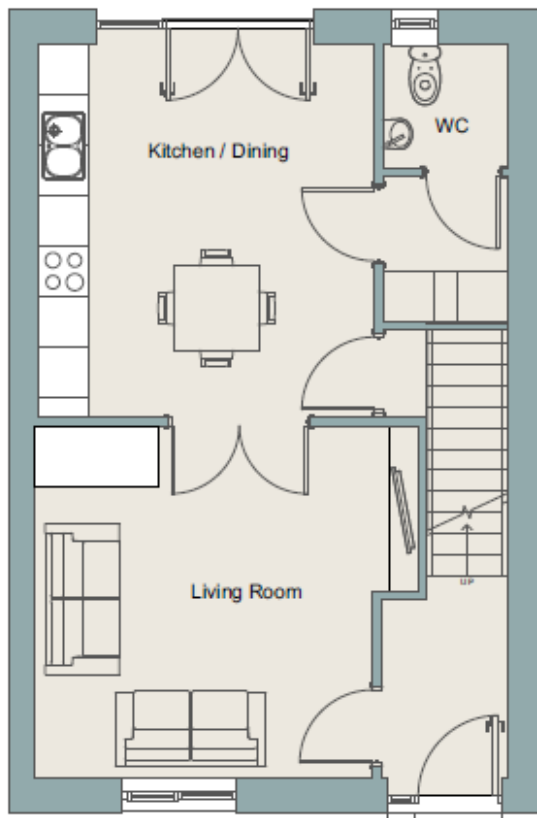
Kitchen/Dining	16.83 sq.m
WC	1.61 sq.m
Living Room	14.5 sq.m

First Floor

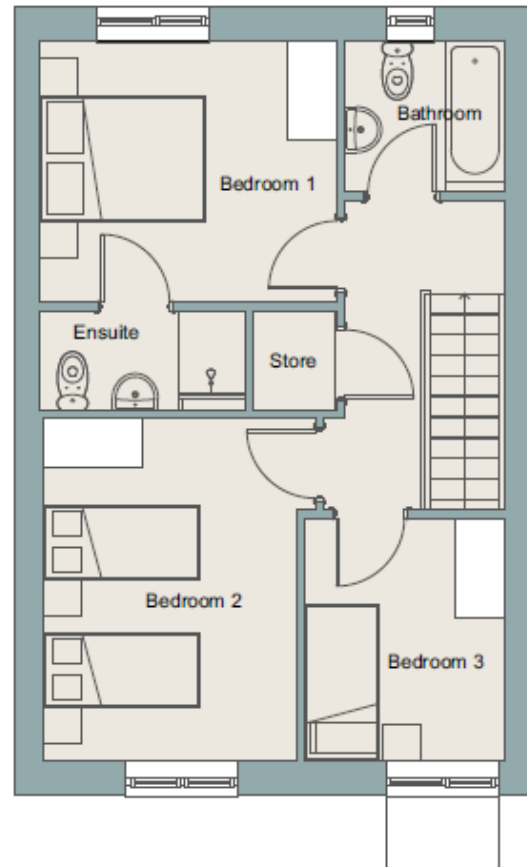
Bedroom 1	13.0 sq.m
Bedroom 2	12.78 sq.m
Bathroom	4.53 sq.m

*All sizes and measurements are approximate

3 Bed Homes



Ground Floor Plan



First Floor Plan

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

The Local Authority Affordable Purchase Scheme

What is the affordable purchase scheme?

For first-time buyers 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 the above criteria you may be eligible to apply. To check full eligibility, refer to <https://kilkennycoco.ie/affordable-homes>

Do applicants need to have mortgage approval in place?

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**, a booking deposit of €5,000 is payable to Sales Agent in order to secure a home.

How do I apply?

Applications will be accepted through an online portal only. On the day the application portal opens, the applicant will first need to register on the portal and then can proceed to complete the online application form and submit the requested documentation.

A link to the application portal along with a list of the required documentation will be available on Kilkenny County Council's website <https://kilkennycoco.ie/affordable-homes>. A video guide of how to complete an application is also available.

Applicants should ensure that they have gathered all the necessary documentation in advance of the application date as date and time of receipt of complete applications will be one of the criteria on which eligible application will be prioritized under the Councils **Scheme of Priority**.

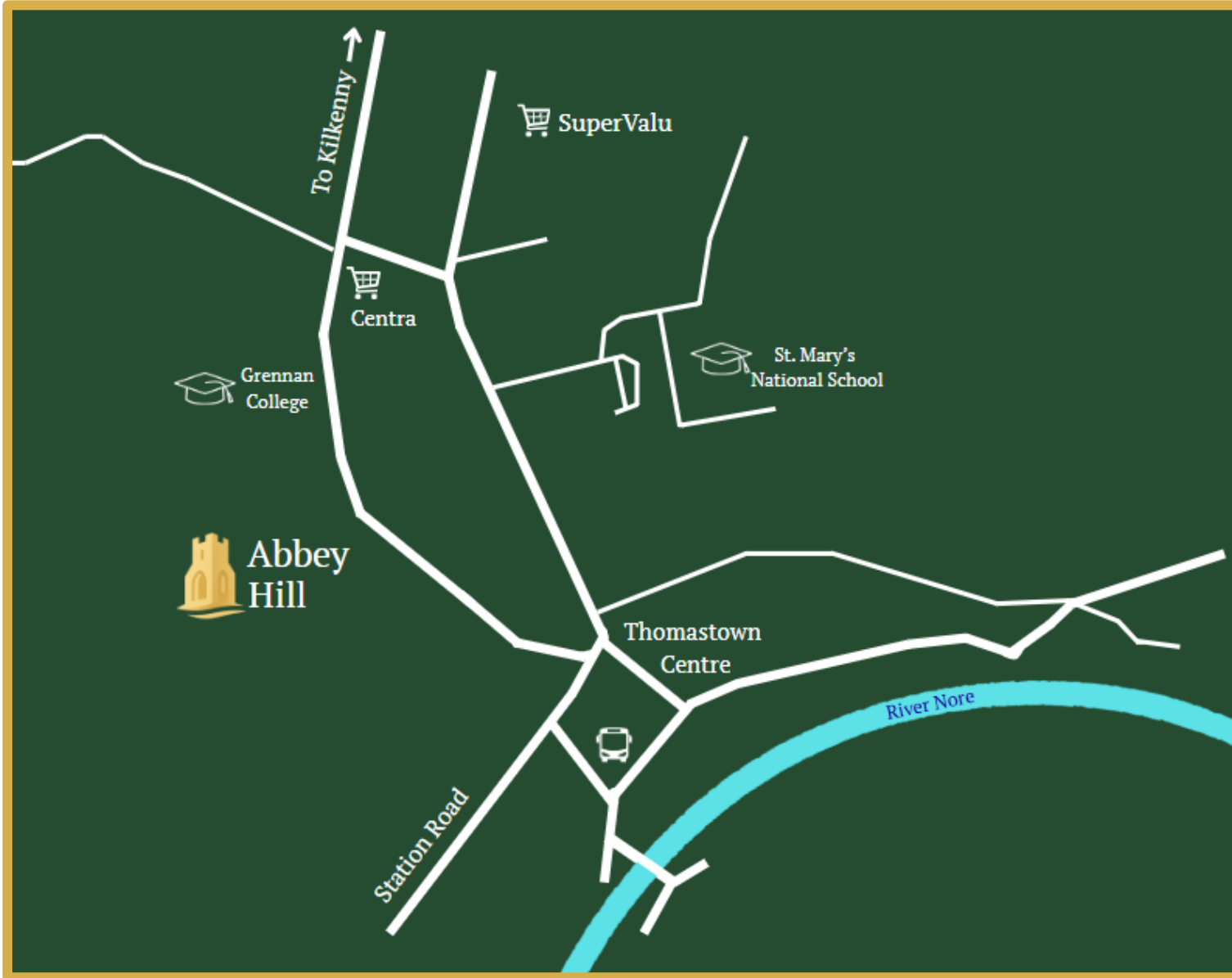


Documents Required



Application Portal

Abbey Hill, Lady's Well Street, Thomastown



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.



Abbey Hill



Sales Agent

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Affordable Purchase Scheme Team



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