

**Affordable Housing at Sean Ghairdíní, Mullinary Street, Carrickmacross, Monaghan –
Monaghan County Council**

A total of 10 homes will be available, comprising of 2 No. Two Bedroom Mid Terrace, 2 No. Two Bedroom Semi- Detached, 2 No. Three Bedroom Mid Terrace, and 4 No. Three Bedroom Semi – Detached homes at Sean Ghairdíní, Mullinary Street, Carrickmacross are being made available for sale by Monaghan County Council under affordable dwelling purchase arrangements under the Affordable Housing Act 2021 and associated Regulations. The houses will generally be available only for first-time buyers who do not own a home (although a small number of exceptions apply).

Quantity Available	Property Type	Typical Gross Household Income Limit* (€)	Minimum Sale Price (€)	Approximate % Reduction from Market Value
2	2 Bedroom Mid of Terrace House 89sqm	€67,331	€240,135	23.77%
2	2 Bedroom Semi-Detached House 89sqm	€68,400	€245,041	23.42%
2	3 Bedroom Mid Terraced House 112sqm	€77,378	€287,134	20.68%
4	3 Bedroom Semi-Detached House 112sqm	€76,950	€290,004	19.44%

*Income will be assessed as per Monaghan County Council’s Income Assessment Policy

To apply and subsequently purchase one of these homes an applicant must satisfy the following eligibility criteria of the scheme.

- The purchasers will enter an affordable dwelling purchase arrangement with Monaghan County Council.
- Under this arrangement 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, expressed as a percentage of the market value of the dwelling.
- The Council may not seek realisation 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 by means of one or a series of payments to the Council.
- Eligible applicants will be prioritised based on Monaghan Council’s Scheme of Priority. In relation to 100% of the dwellings, the date and time of valid application will be one of the criteria on which eligible applications will be prioritised under the Council’s Scheme of Priority. In relation to 30% of the dwellings Priority to be given to eligible households based on any person making the application currently **living or working within the Municipal District** of the Affordable Housing Development.

Applications will be accepted via an online application portal which will open at **8.30am on Friday 20th March 2026**, the portal will remain open for a minimum of 3 weeks.

Further information on this scheme, including the Scheme of Priority and how to make an application, are available at www.monaghan.ie / affordablehousing@monaghancoco.ie.