



CÚIRT AN EASPAIG

LONGFORD

Available through Longford County Council
and the Starter Home Purchase Scheme.



Welcome

Welcome to Cúirt an Easpaig, a vibrant new community in Longford Town where contemporary design, energy efficient living and exceptional value come together to create the perfect place to call home.

Nestled on the Ballinalee Road, within easy reach of a vibrant town centre, excellent amenities and key transport links, this exclusive development of 25 A-rated family homes, **available at discounted prices through the Starter Home Purchase Scheme (formerly known as the Local Authority Affordable Purchase Scheme)**, offers the ideal balance of modern convenience and relaxed living.

Thoughtfully designed with comfort, sustainability and family life in mind, each home offers carefully considered living spaces, energy-efficient features and quality finishes designed to enhance everyday life.

More than just a home, Cúirt an Easpaig is an opportunity to become part of a welcoming community and enjoy a quality of life that is both connected and enriching.

BER **A**





Perfectly Located

LONGFORD

Why choose Longford?

Perfectly located in Ireland's Hidden Heartlands, County Longford offers an excellent balance of connectivity, community and quality of life. Positioned in the heart of the Midlands, with easy access to Dublin and the rest of the country via the N4, N5 and mainline rail services, Longford combines the convenience of modern living with the charm of a tranquil rural setting.

Surrounded by lakes, rivers, forests and the Royal Canal Greenway, the county is renowned for its natural beauty, outdoor recreation and relaxed pace of life. With vibrant towns, welcoming communities, excellent schools, modern leisure amenities and a rich arts and cultural scene, Longford is an increasingly attractive place to live, work and raise a family.

Road

County Longford is strategically located near the centre of Ireland and is traversed by the N4 (Dublin to Sligo) and N5 (Dublin to Westport) national primary routes. It is also served by the N55 (serving the North of the country) and N63 (Longford to Galway).

The M4/M6 Motorway forms part of the East/West strategic road corridor connecting the Midlands, the West (Galway) and North West (Sligo) to the East coast.

Bus

Bus Eireann operates daily bus services throughout the County as do a number of private bus operators. Bus Eireann operates ten different bus times from Longford to Dublin.

Rail

The Dublin-Sligo railway line has two stops in County Longford (Edgeworthstown and Longford Town). Up to 12 trains depart for the capital each day including several commuter trains. The Intercity train journey between Longford and Dublin (arriving at Connolly Station) currently takes 1 hour 50 minutes.

Air

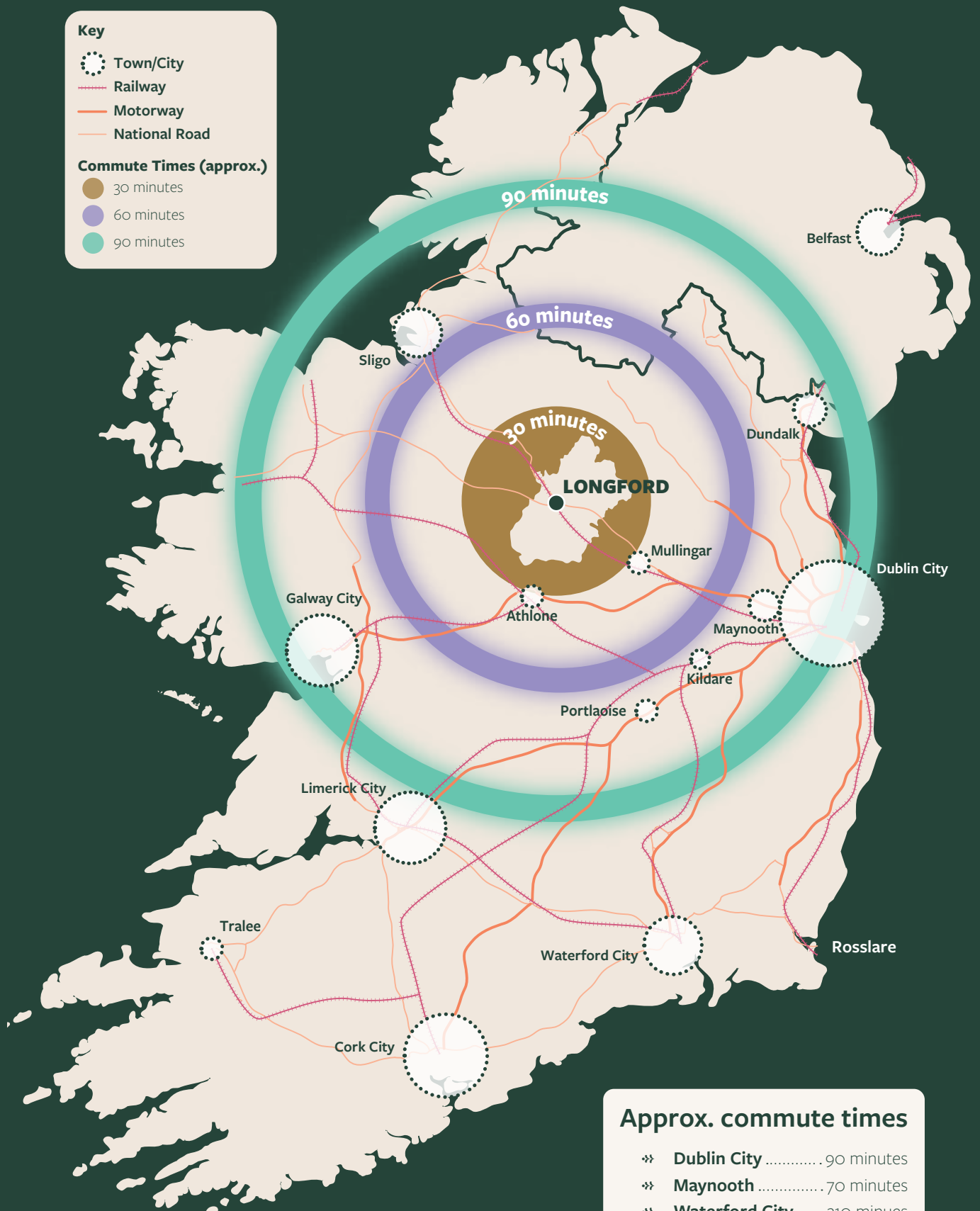
Longford has easy access to four international airports—Knock (90km), Dublin (100km), Shannon (150km) and Belfast (195km). Longford also has a good local airfield at Abbeyshrule, which has a very active flying club.

Key

-  Town/City
-  Railway
-  Motorway
-  National Road

Commute Times (approx.)

-  30 minutes
-  60 minutes
-  90 minutes



Approx. commute times

- » Dublin City 90 minutes
- » Maynooth 70 minutes
- » Waterford City 210 minutes
- » Galway City 90 minutes
- » Sligo Town 80 minutes
- » Dundalk 120 minutes

Perfectly Connected

Employment

Centrally located and with excellent transport links, Longford is a place where career opportunity and quality of life come together.

Longford's strong employment base is anchored by major international employers and a thriving network of local businesses creating employment opportunities across the county, such as Center Parcs, Abbott Ireland, Technimark Ltd, Glennon Brothers Timber Ltd, Kiernan Structural Steel, Fenelon Group, Pat the Baker, C&D Foods, Panelto Foods, and Avery Dennison Ltd.

Complementing its vibrant industrial and commercial sector, Longford is home to several significant public sector employers, offering diverse and rewarding career opportunities including the Irish Prison Service, Department of Social Protection, HSE, and Longford County Council.

Remote work

Longford is also about how people want to live and work today. With excellent broadband and a network of Longford Works remote working hubs, people can build careers without compromise, choosing shorter commutes, stronger community ties and more time for what matters. It is a place where people can build a life and a future they value.





Life in Longford

Life in County Longford offers a rare balance of peaceful countryside living and vibrant community spirit, where a slower pace of life exists alongside thriving towns, strong connections and a rich sense of belonging.

It is a place where short commutes, affordable living and a strong sense of community create space for better everyday life. Towns such as Longford, Ballymahon and Granard provide a wide range of amenities including shops, cafés, restaurants, cinemas and leisure facilities.

Across the county, modern sports centres, swimming pools, parks, walking trails and outdoor recreation spaces sit alongside a rich cultural life of theatres, festivals, music and heritage events.

In Longford, life blends the calm of the countryside with the energy of active, connected communities. Grounded in a strong sense of place and enriched by space, connection and belonging — creating somewhere truly special to call home.







Photo: Clare Frances



Photo: Clare Frances

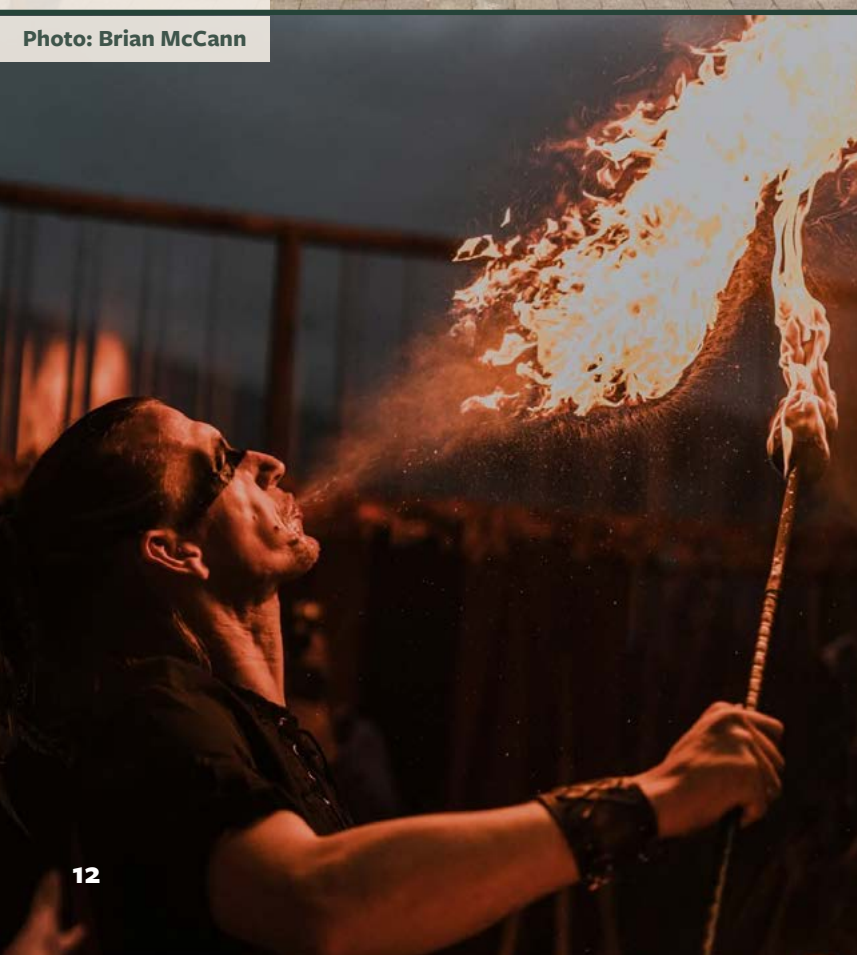


Photo: Brian McCann



Photo: Clare Frances



Photo: Clare Frances



Photo: Brian McCann



Photo: Lisette Carcarmo

Everything You Need – Right Here

Whether it's shopping, dining, fitness or family activities, Longford combines the ease and convenience of a thriving town with the friendliness and warmth of a connected community. Longford offers all the convenience of modern living right on your doorstep. From major supermarkets and everyday essentials to independent boutiques, homeware stores and local retailers, everything you need is within easy reach. A wide choice of cafés, restaurants and coffee spots provide the perfect place to meet friends or unwind, while gyms, leisure facilities and cinema add to the county's vibrant everyday lifestyle.

Nightlife and Culture

Longford boasts a vibrant cultural and social scene, with a welcoming mix of pubs, restaurants, live music and theatre, creating a lively atmosphere throughout the year. Home to the acclaimed Backstage Theatre and internationally recognised Shawbrook Residential, the county has a strong tradition of arts and performance. Annual events such as Longford Lights, the Dead of Night Festival and Culture Night, alongside literary festivals, traditional music and community celebrations, ensure there is always something to enjoy, bringing people together and adding to Longford's unique sense of place.





Nature

County Longford is defined by its peaceful landscapes, quiet beauty and unspoilt rural charm. Nestled within Ireland's Hidden Heartlands, the county is shaped by winding rivers, tranquil lakes, rolling farmland, stretches of peatland, ancient woodlands and open countryside.

The mighty River Shannon, Lough Ree and the Royal Canal weave through the landscape, creating breath-taking views and a deep connection between land and water.

From the stillness of forest trails and boglands to the gentle beauty of its lakeshores and waterways, Longford offers a natural environment that is both calming and inspiring. Its picturesque villages, rustic scenery and rich natural heritage create a unique sense of place where the beauty of the countryside can be enjoyed in every season.

Royal Canal Greenway

The award-winning Royal Canal Greenway (part of the National Famine Way), is one of Longford's greatest natural amenities, offering 130km of level towpath for walkers, runners and cyclists of all ages and abilities. Winding through the heart of the countryside alongside the historic Royal Canal, the Greenway connects picturesque towns and villages while showcasing the peaceful beauty, heritage and unique character of Ireland's Hidden Heartlands.

Recreation Opportunities

County Longford offers an exceptional range of recreational opportunities for all ages and interests, creating the perfect balance between adventure, leisure and everyday wellbeing.

At the heart of Longford Town, The Mall (Albert Reynolds Peace Park) is a standout community amenity that blends green space, recreation and wellbeing. Connected by active travel routes and integrated with the town's wider network of leisure and recreational facilities, it offers a welcoming environment where people can stay active, connect with others and enjoy the outdoors. Home of Longford Parkrun, it is a place that embodies Longford's commitment to healthy living, sustainability and quality of life.

Longford's lakes, rivers and waterways provide the ideal setting for kayaking, sailing, boating, fishing and swimming, while scenic trails, forest walks and outdoor amenities encourage an active lifestyle throughout the year.

Sporting enthusiasts are equally well catered for with tennis, golf, soccer, rugby, GAA, athletics, gymnastics and equestrian facilities across the county, alongside modern leisure centres, gyms and family attractions including Center Parcs Longford Forest.





History

Steeped in history, mythology and literary tradition, County Longford is home to a rich cultural heritage that can be seen throughout its landscapes, towns and villages. The county features many impressive archaeological and historical sites including early Christian sites, the Norman motte at Granard and the Ballinamuck 1798 battlefield site, as well as the remarkable Corlea Iron Age Trackway, one of the largest discoveries of its kind in Europe.

Longford's heritage is further reflected in its landmarks, such as the beautifully restored and architectural award-winning St. Mel's Cathedral, one of Ireland's most impressive heritage buildings. Located in the heart of Longford Town and renowned for its striking neoclassical design and remarkable restoration, it has since become a significant visitor attraction. Together with the historic Royal Canal and National Famine Way, it stands as a powerful symbol of the county's history, resilience and architectural legacy.

Renowned literary figures including Maria Edgeworth, Oliver Goldsmith and Padraic Colum are celebrated through annual festivals, while the county's long-standing traditions in music, dance, theatre and storytelling continue to shape its vibrant cultural identity today.







St. Mel's College



Scoil Eimear



Longford Westmeath Education and Training Board





Education

The county has a well-resourced network of childcare facilities. It has excellent secondary schools across the county supported by a strong network of national schools, including a thriving Gaelscoil.

Students benefit from strong academic foundations, high progression rates to third level education and the support of educational services including the Longford and Westmeath Education and Training Board (LWETB), which is based in Longford town.

Centrally located, with bus and rail connections, Longford provides easy access to over 13 third level institutions within a 100km radius. Among these is Atlantic Technological University (ATU), situated within 40km. This creates a connected and supportive education environment where young people can learn, grow and thrive while remaining rooted in their community.

Longford Westmeath Education and Training Board

Connolly Campus in Longford Town is a vibrant centre for further education and lifelong learning, dedicated to supporting individuals with personal and professional development. The campus delivers a wide range of full-time and part-time courses designed to meet the needs of school leavers, jobseekers, and those wishing to upskill or change career, creating pathways to employment, apprenticeships, or higher education.

The campus works closely with local employers and community organisations and lays an important role in empowering individuals and strengthening the local community.



Photo: Lalin Swaris



Photo: Lisette Carcarmo



Photo: Lisette Carcarmo



Photo: Lisette Carcarmo





Connected Communities

Community comes naturally in Longford. Whether you're joining a Saturday morning Parkrun, attending a local book club, exploring an arts or photography programme, or even taking part in community events, there are countless opportunities to meet people, discover new interests and become part of the community.

Our libraries are just one of the many places where these connections begin. As welcoming hubs for learning, culture and creativity, they host author talks, book launches, exhibitions, book clubs, workshops and arts programmes that bring people together, encourage lifelong learning and enrich community life across County Longford.

For those who want to make a difference, opportunities are never far away with organisations such as Longford Volunteer Centre, Civil Defence, the ICA and local Tidy Towns groups, where neighbours come together to support and enhance their communities.

Whether you're an athlete, music lover, theatre enthusiast or outdoor explorer, Longford has something to offer. With exceptional sporting and recreational facilities and one of the most successful regional theatres in Ireland, the Backstage Theatre, alongside a vibrant network of clubs, choirs, drama groups, traditional music sessions and walking groups, it's easy to find your place in the community.

**More than a place to live, Longford
is a place to call home.**







CÚIRT AN EASPAIG

Longford Slaghairde Theatre
Centre for the Arts
Longford Slaghairde
Club

COUNTY LONGFORD
GOLF CLUB





Cúirt an Easpaig

LUXURY IN LONGFORD

Cúirt an Easpaig

Cúirt an Easpaig is an exclusive collection of 25 beautifully crafted A-rated homes, designed to combine modern style, energy efficiency and everyday comfort. Comprising 5 two-bedroom homes, 8 three-bedroom terraced homes and 12 three-bedroom semi-detached homes, the development offers a range of thoughtfully planned layouts to suit first-time buyers and growing families alike. Available to purchase from plans, these homes are expected to be ready for occupation, with key handovers commencing in June 2027.

Carefully designed with contemporary living in mind, each home features bright, spacious interiors, high-quality finishes and sustainable building standards that enhance comfort while reducing energy costs.

Set within a welcoming residential setting, Cúirt an Easpaig presents a unique opportunity to enjoy modern living in a well-connected and thriving community.

Features

- » Air-to-water heat pumps with A BER rating
- » Triple-glazed PVC windows and composite front doors
- » Fitted kitchens with appliance spaces included
- » Demand-controlled mechanical ventilation systems
- » Zoned headting with Myson radiators
- » Private rear gardens
- » Homebond 10-year structural warranties



1–5: Two-Bed Dwellings

c. 87 sq. m / 936 sq. ft



6–13: Three-Bed Dwellings

c. 128 sq. m / 1378 sq. ft



14–25: Three-Bed Semi-Detached Dwellings

c. 121 sq. m / 1302 sq. ft

SITE PLAN



House Type A

Two-Bed Dwelling

c. 87 sq. m / 936 sq. ft

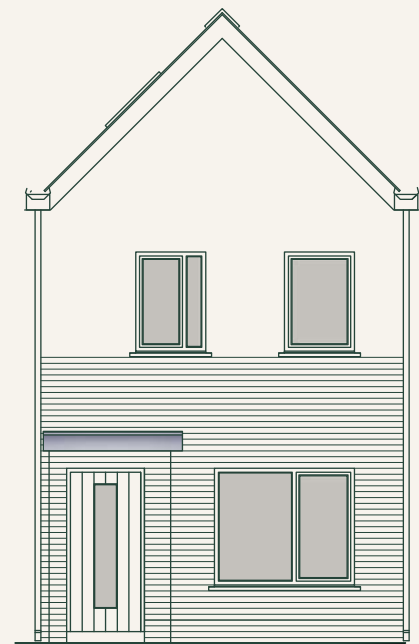
Thoughtfully designed across two storeys, Type A offers a bright, open-plan kitchen and dining area to the rear, a generous living room to the front, and a convenient ground-floor WC. Upstairs, two well-proportioned bedrooms are served by a family bathroom, making excellent use of the c. 87 sq. m. footprint.

Ground Floor

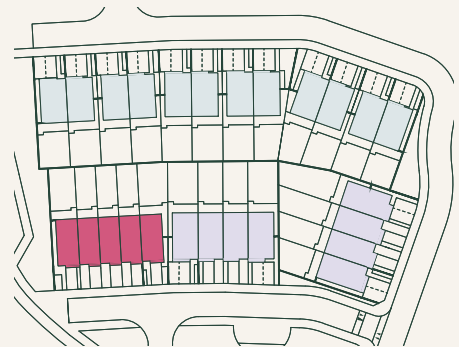
- ✧ Entryway – 3.1m²
- ✧ Living Room – 18.2 m²
- ✧ WC - 1.7m²
- ✧ Storage and Pump – 2.6m²
- ✧ Kitchen and Dining Room – 13m²

First Floor

- ✧ Bedroom 1 – 12.2m²
- ✧ Bathroom – 4.2m²
- ✧ Storage Room – 1.9m²
- ✧ Hallway – 4.5m²
- ✧ Bedroom 2 – 13m²
- ✧ Ensuite Bathroom – 2.1m²



FRONT ELEVATION



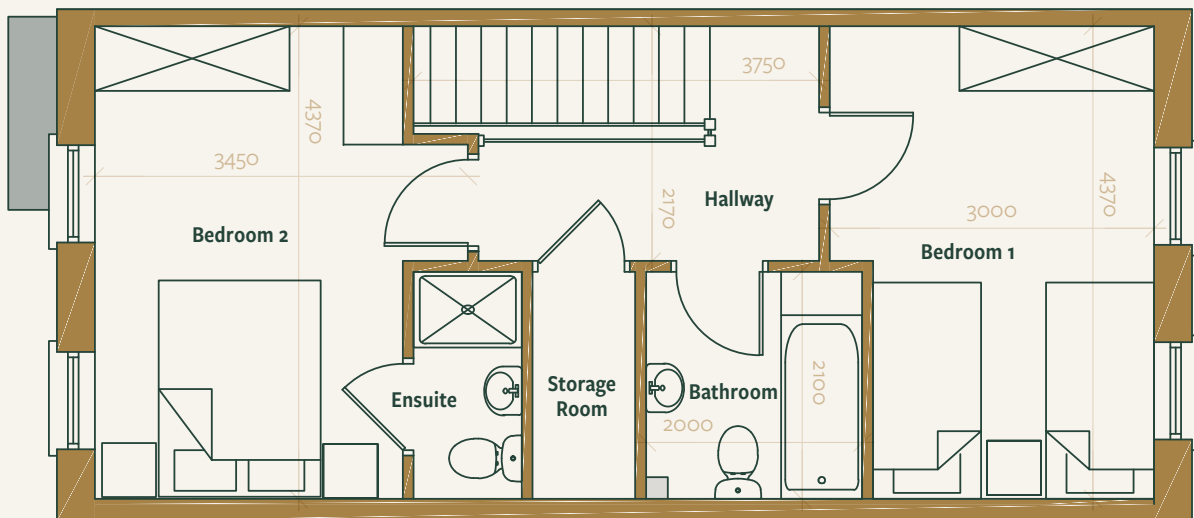
LOCATION

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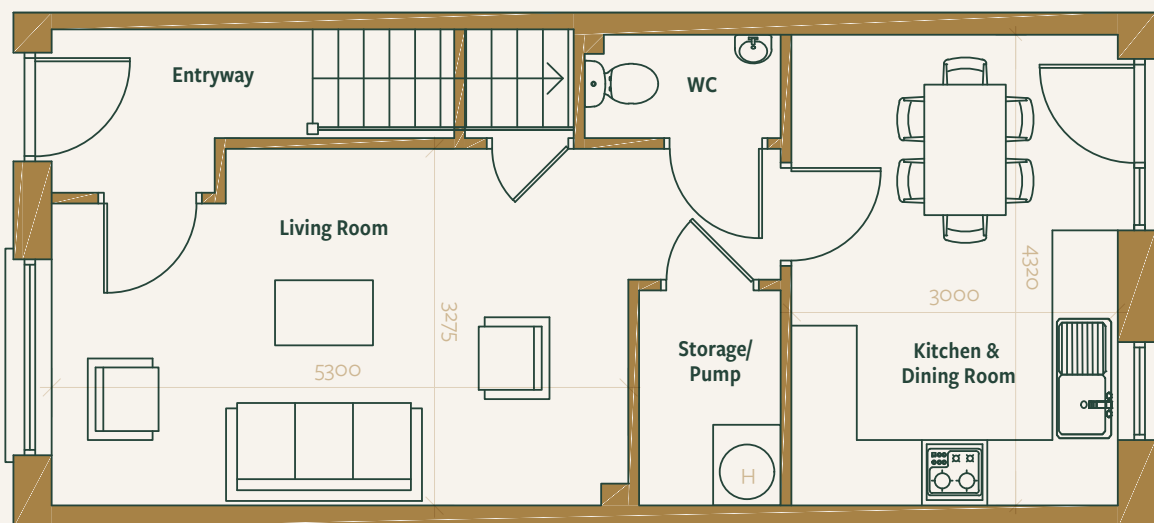
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CÚIRT AN EASPAIG

LONGFORD



FIRST FLOOR PLAN



GROUND FLOOR PLAN

House Type B

Three-Bed Dwelling

c. 128 sq. m / 1378 sq. ft

The largest homes in the development, Type B provides generous, flexible living space for growing families. The ground floor offers an open living area, kitchen-dining room and WC. The first floor accommodates two bedrooms and a family bathroom, while the top floor is given over to the principal bedroom suite, creating a welcome sense of privacy.

Ground Floor

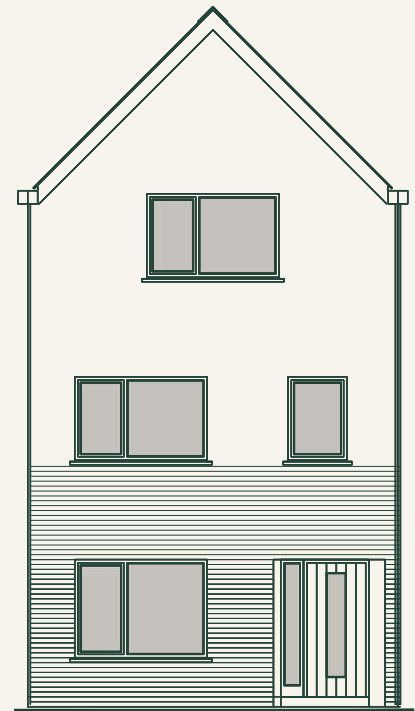
- ↗ Entryway – 6.8m²
- ↗ Living Room – 13.3 m²
- ↗ WC – 2.4m²
- ↗ Utility Room – 2.6m²
- ↗ Kitchen and Dining Room – 20.5m²

First Floor

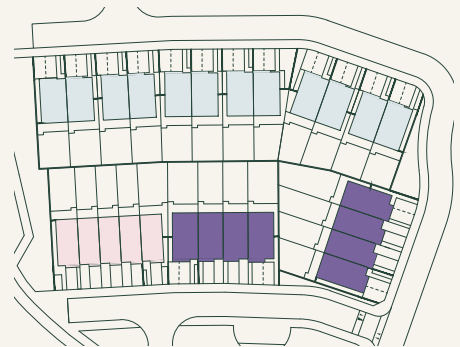
- ↗ Bedroom 1 – 11.3m²
- ↗ Bathroom – 4.4m²
- ↗ Storage Room – 1m²
- ↗ Hallway – 5.2m²
- ↗ Bedroom 2 – 8.6m²

Second Floor

- ↗ Hallway – 2.6m²
- ↗ Bedroom – 20m²
- ↗ Walk-in Wardrobe – 3.3m²
- ↗ Ensuite – 4.6m²



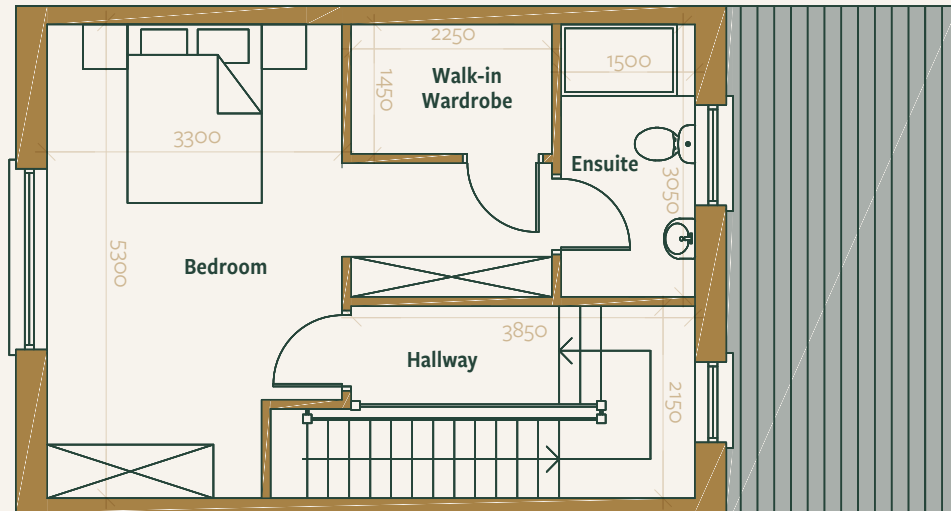
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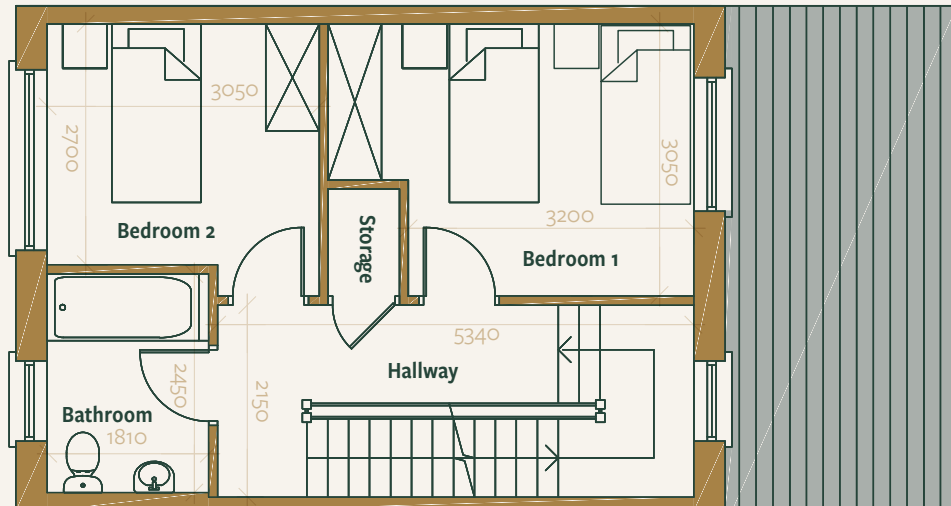
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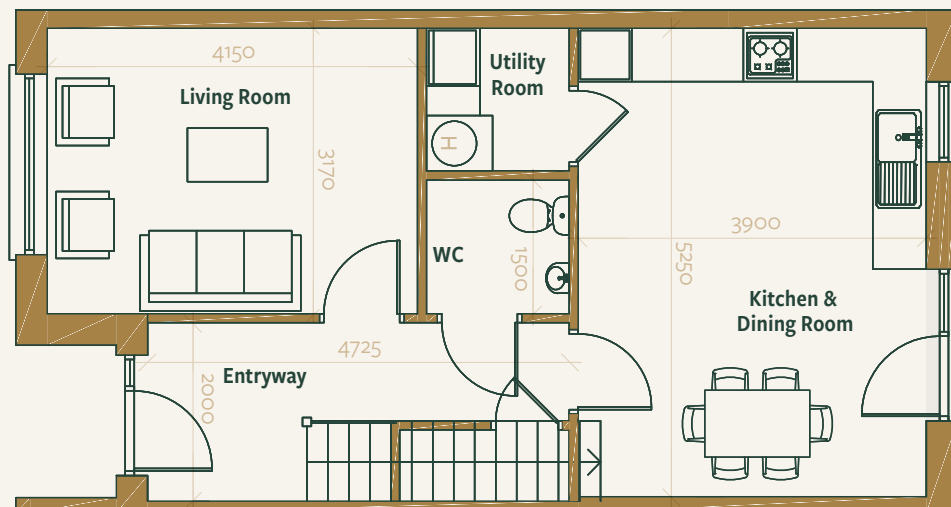
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SECOND FLOOR PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN

House Type C1

Three-Bed Semi-Detached Dwelling

c. 121 sq. m / 1302 sq. ft

Arranged over three floors, house types C1 & C2 are three-bedroom semi-detached dwellings offering spacious, light-filled accommodation. The ground floor features a generous living room and open-plan kitchen and dining area, with the upper floors providing three well-sized bedrooms, a family bathroom, and ample circulation space throughout.

Ground Floor

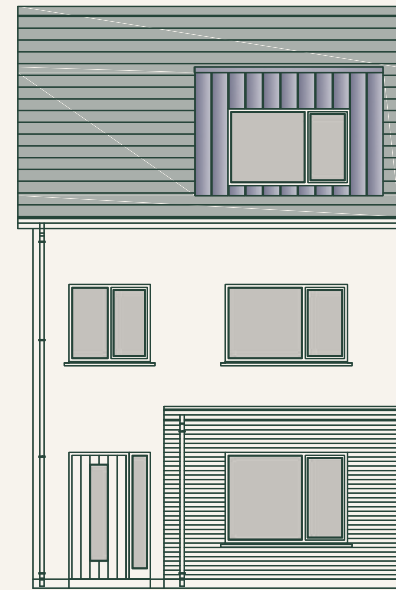
- » Entryway – 5.3m²
- » Living Room – 15.8 m²
- » WC – 2.9m²
- » Kitchen and Dining Room – 19.5m²

First Floor

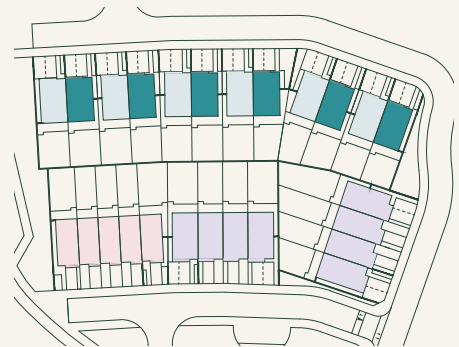
- » Bedroom 1 – 11.6m²
- » Walk-in Wardrobe – 2.4m²
- » Bathroom – 4.6m²
- » Storage Room – 1.2m²
- » Hallway – 8.8m²
- » Bedroom 2 – 11.6m²

Second Floor

- » Hallway – 3.4m²
- » Bedroom – 15.8m²
- » Ensuite – 3.3m²
- » Storage – 14.77m²



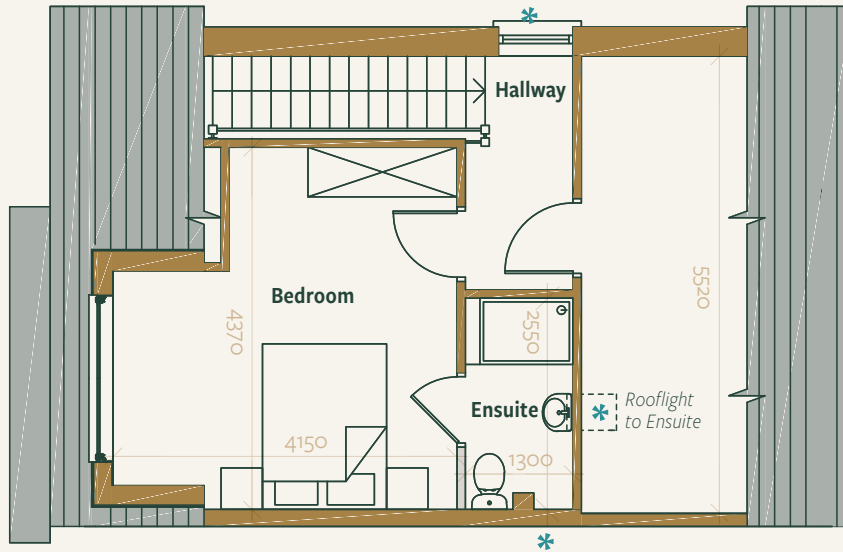
FRONT ELEVATION



LOCATION

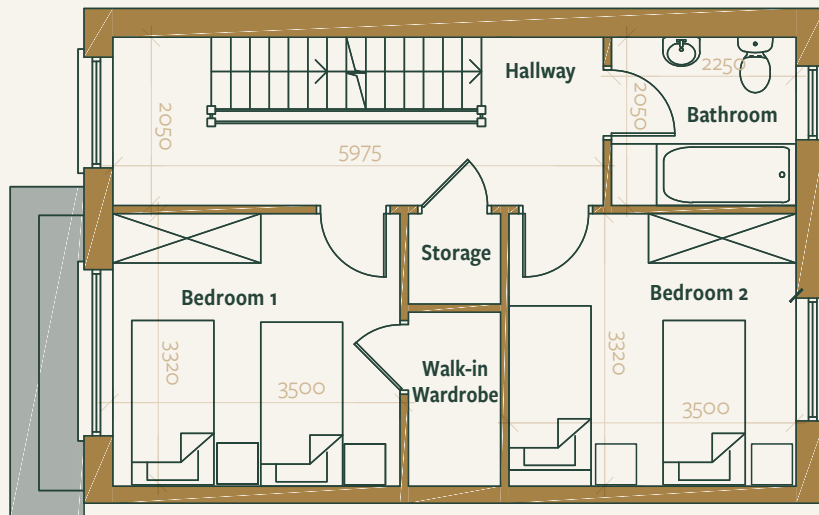
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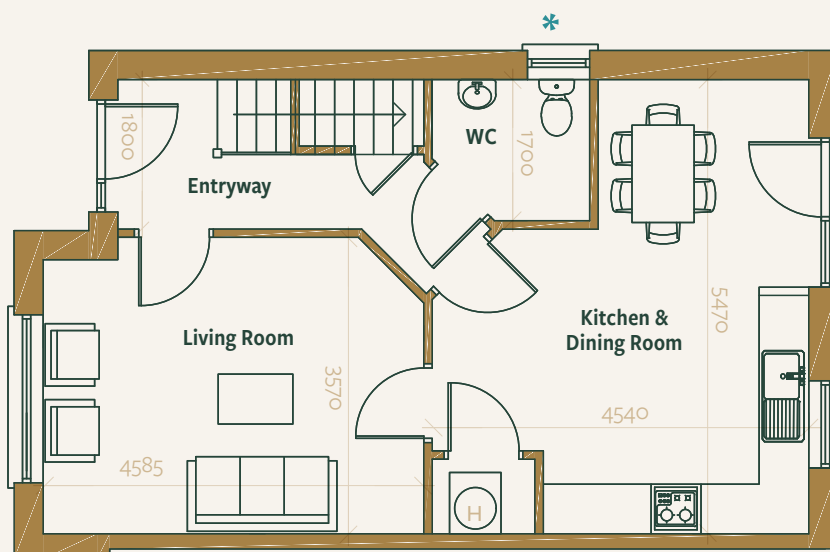


House type
C1 and C2
differ in the
* marked
locations

SECOND FLOOR PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN

House Type C2

Three-Bed Semi-Detached Dwelling

c. 121 sq. m / 1302 sq. ft

Arranged over three floors, house types C1 & C2 are three-bedroom semi-detached dwellings offering spacious, light-filled accommodation. The ground floor features a generous living room and open-plan kitchen and dining area, with the upper floors providing three well-sized bedrooms, a family bathroom, and ample circulation space throughout.

Ground Floor

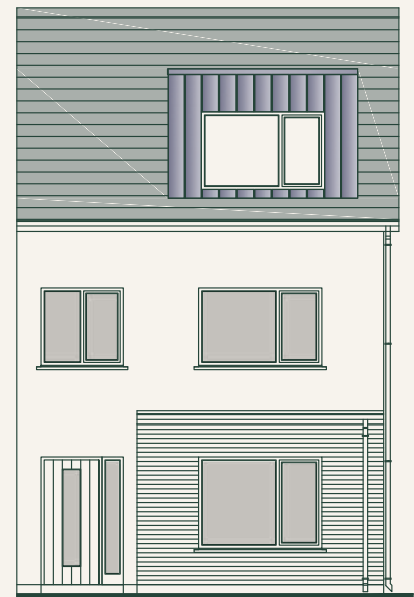
- » Entryway – 5.3m²
- » Living Room – 15.8 m²
- » WC – 2.9m²
- » Kitchen and Dining Room – 19.5m²

First Floor

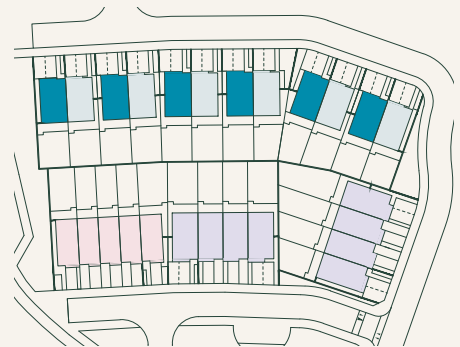
- » Bedroom 1 – 11.6m²
- » Walk-in Wardrobe – 2.4m²
- » Bathroom – 4.6m²
- » Storage Room – 1.2m²
- » Hallway – 8.8m²
- » Bedroom 2 – 11.6m²

Second Floor

- » Hallway – 3.4m²
- » Bedroom – 15.8m²
- » Ensuite – 3.3m²
- » Storage – 14.77m²



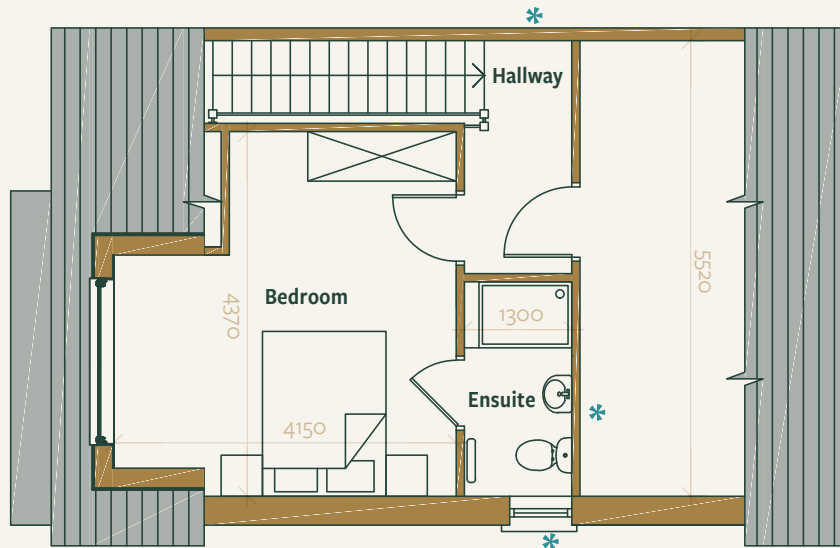
FRONT ELEVATION



LOCATION

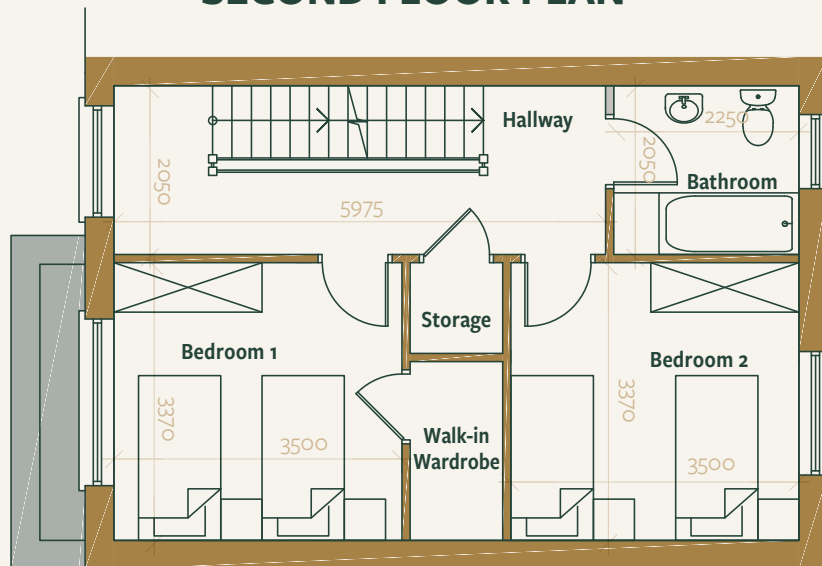
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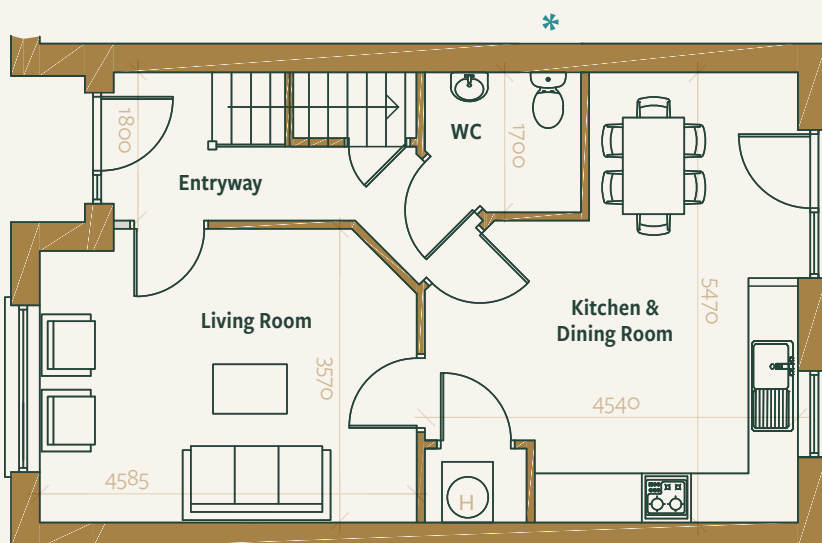


SECOND FLOOR PLAN

House type
C1 and C2
differ in the
* marked
locations



FIRST FLOOR PLAN



GROUND FLOOR PLAN





Specifications

Warranty

Warranty cover under Homebond 10 year structural and latent defects insurance scheme.

BER **BER** **A**

The construction of the houses will be in accordance with the requirements of Building Regulations, Technical Guidance Document, Part L Amendment 2022, Sections 0 to 2 inclusive – the nZEB Standards. In doing this, we expect to achieve an A BER rating for each house, and to exceed all renewable energy requirements.

Legal and Compliance

Adaview Limited and DNG Begley for themselves and for the vendors or lessors of the property whose Agents they are, given notice that (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Adaview Limited or DNG Begley has any authority to make or give representation or warranty whatever in relation to this development.

How to Apply

The Starter Home Purchase Scheme

What is the Starter Home Purchase Scheme?

The Starter Home Purchase Scheme, formerly known as the Local Authority Affordable Purchase Scheme, is designed to help you take the next step towards owning your own home and could help you bridge the gap between what you can afford and the price of a new home.

Under the Starter Home Purchase Scheme, Longford County Council is making newly built homes available at a reduced price to first-time buyers and other eligible applicants who are unable to purchase a home at full market value, even with a maximum mortgage and a 10% deposit.

Starter Homes are sold at a discounted price below their open market value and will have a minimum purchase price set by Longford County Council. To make this possible, Longford County Council take an equity share in the property.

You are eligible if you meet the following criteria:

- ❖ You are over 18 years of age.
- ❖ You are a First Time Buyer or meet the exceptions under the Fresh Start principle.
- ❖ You have not previously purchased or built a home in the Republic of Ireland for your own occupation. Exceptions apply to Fresh Start Principle applicants.
- ❖ You have the right to reside in the State.
- ❖ You have a minimum deposit of 10% of the purchase price.





Do Applicants need to have mortgage approval in place?

It is recommended that before applying for an affordable home, you have mortgage approval in principle from a mortgage provider confirming the maximum mortgage available to you. Your application cannot be fully processed unless you have mortgage approval in principle.

Help to Buy (HTB)

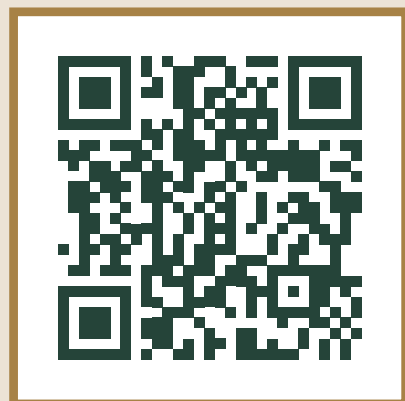
The Help to Buy Scheme **can** be used in conjunction with the Starter Homes Purchase Scheme, (formerly known as the Local Authority Affordable Purchase Scheme) and Local Authority Home Loans. The Help to Buy Scheme is an incentive operated by the Revenue Commissioners and could help with the deposit needed to purchase these affordable homes. As a first-time buyer you may be eligible to avail of this scheme. Please see www.revenue.ie for more details

What deposit is needed?

» A minimum 10% deposit must be raised by purchasers.

For more information on The Starter Home Purchase Scheme:

Scan the QR Code below to visit Longford County Council's website. Alternatively, you can email starterhomes@longfordcoco.ie or call 043 334 3300.



Please note: the First Home Scheme **cannot** be used in conjunction with the Starter Home Purchase Scheme.

How to apply

Applications can be made online only through our portal available on Longford County Council's website.

Applications for the Scheme will be accepted on the first-come-first-served basis. Therefore, it is important that you gather all required documents in place and have them ready to upload.

Required documentation

1. Name, date of birth and PPS Number.
2. Confirmation that you are a First-Time buyer (or Fresh Start applicant).
3. Proof of Income.
4. Proof of right to reside in the State.
5. Evidence of savings/deposit.
6. A Mortgage Approval in Principle letter stating the maximum mortgage available to you may be required as part of the process.
7. Confirmation of eligibility for Help to Buy, if applicable.





BER A

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All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

Brochure design by Shannon Reeves – shannonreeves.net

Working in Partnership



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

