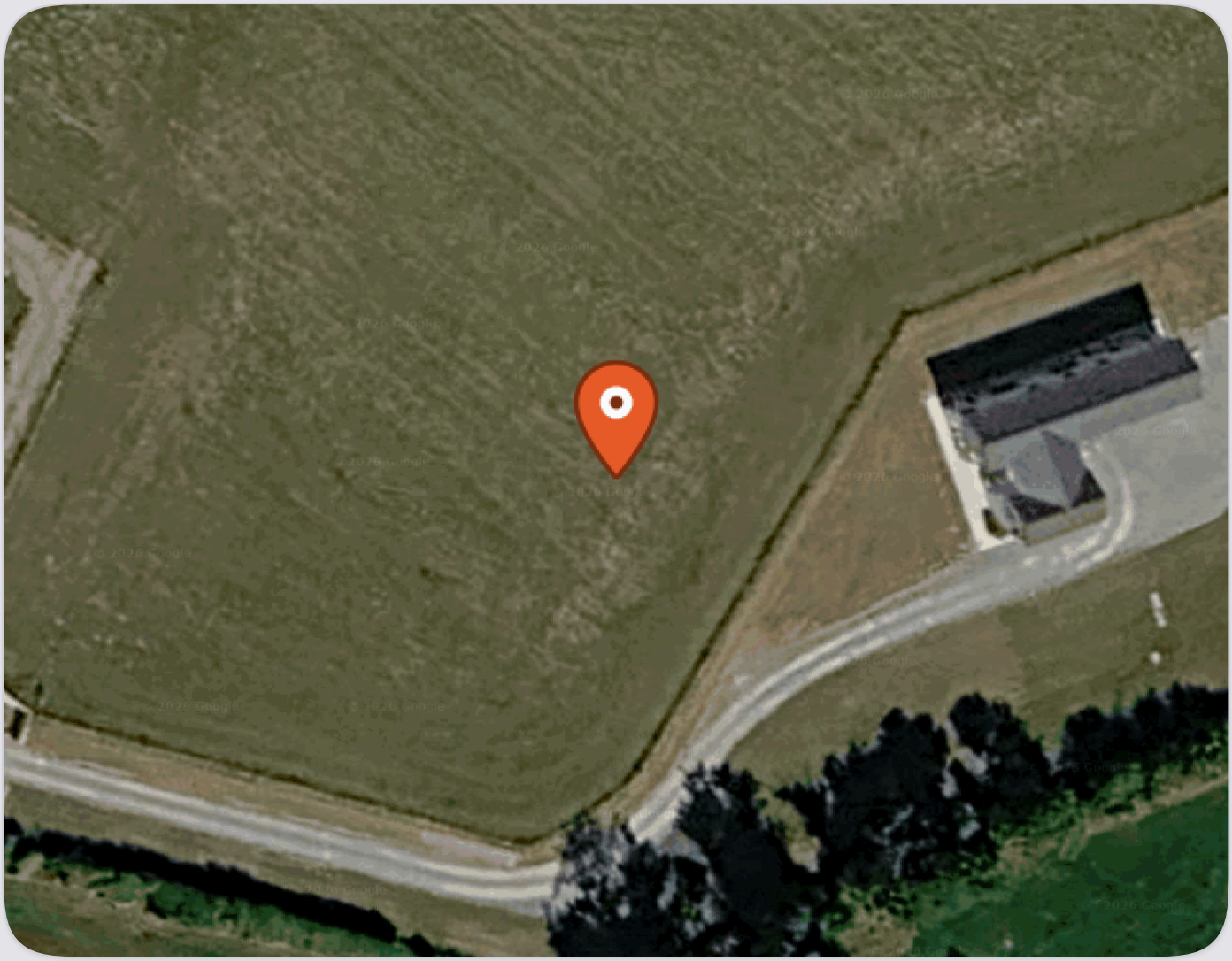


4 Meadow Court.
Ballinaboola, Newbawn, Co. Wexford.

3 bed | 2 bath | Detached house | 112 m² | Built 2003 | BER C

Overall score

75/100

Good: a solid overall picture.

Checks run

24

From 23 official and open sources.

Check first

3

Radon, Broadband, Mica.

At a glance

A good home. Three things worth checking.

Good.

Strongest on coastal erosion, running costs and planned projects. Weakest on radon and broadband.

All 24 checks

- 13 Excellent
- 3 Good
- 5 Fair
- 2 Poor
- 1 Critical

CHECK BEFORE YOU SIGN	LOWEST 4
RADON	1 in 5
BROADBAND	No fibre
MICA	Designated in part
SERVICES	2 of 5

Strongest	Highest 4
COAST	16.7 km
COSTS	€228
PROJECTS	No schemes
BUYING COSTS	€36,760

Energy

C

180 kWh/m²/yr

To run it

€228

a month, before the mortgage

Property tax

€270

a year

Asking

€299,000

asking price

By area

The Property

Environment & Site

Neighbourhood

Legal & Planning

Area Context

Every check

24 checks. One line each.

The Property 82

Energy rating p.5
C · 180 kWh/m²/yr

Local prices p.7
€299,000 · asking price

Running costs p.8
€228 · a month to run

Property tax p.9
€270 · a year

Buying costs p.10
€36,760 · cash on the day

Neighbourhood 71

Local services p.19
2 of 5 · essentials in 10 min

Schools p.20
4 schools · within 5 km

Healthcare p.21
23 min · to A&E

Transport p.22
9.3 km · to Ballycullane station

Environment & Site 75

Flood p.11
No flood zone · mapped here

Radon p.12
1 in 5 · homes above the reference level

Coastal erosion p.13
16.7 km · to the coast

Ground conditions p.14
Bedrock at this location: Campile Formation (rhyolitic volcanics, grey & brown slates).

Mica & pyrite p.15
Designated in part · for defective blocks

Knotweed p.13
None recorded · within 1 km

Industry nearby p.16
None recorded · licensed sites nearby

Noise p.17
Noise sources within range of this property: N25 0.2km: national-road traffic.

Air quality p.18
6.7 µg/m³ · fine particles (PM2.5)

Legal & Planning 84

Planning p.23
None pending · large schemes nearby

Planned projects p.24
No schemes · within 500 m

Heritage p.25
None · at this address

Area Context 64

Crime p.26
36.6 · crimes per 1,000

Broadband p.27
No fibre · recorded here

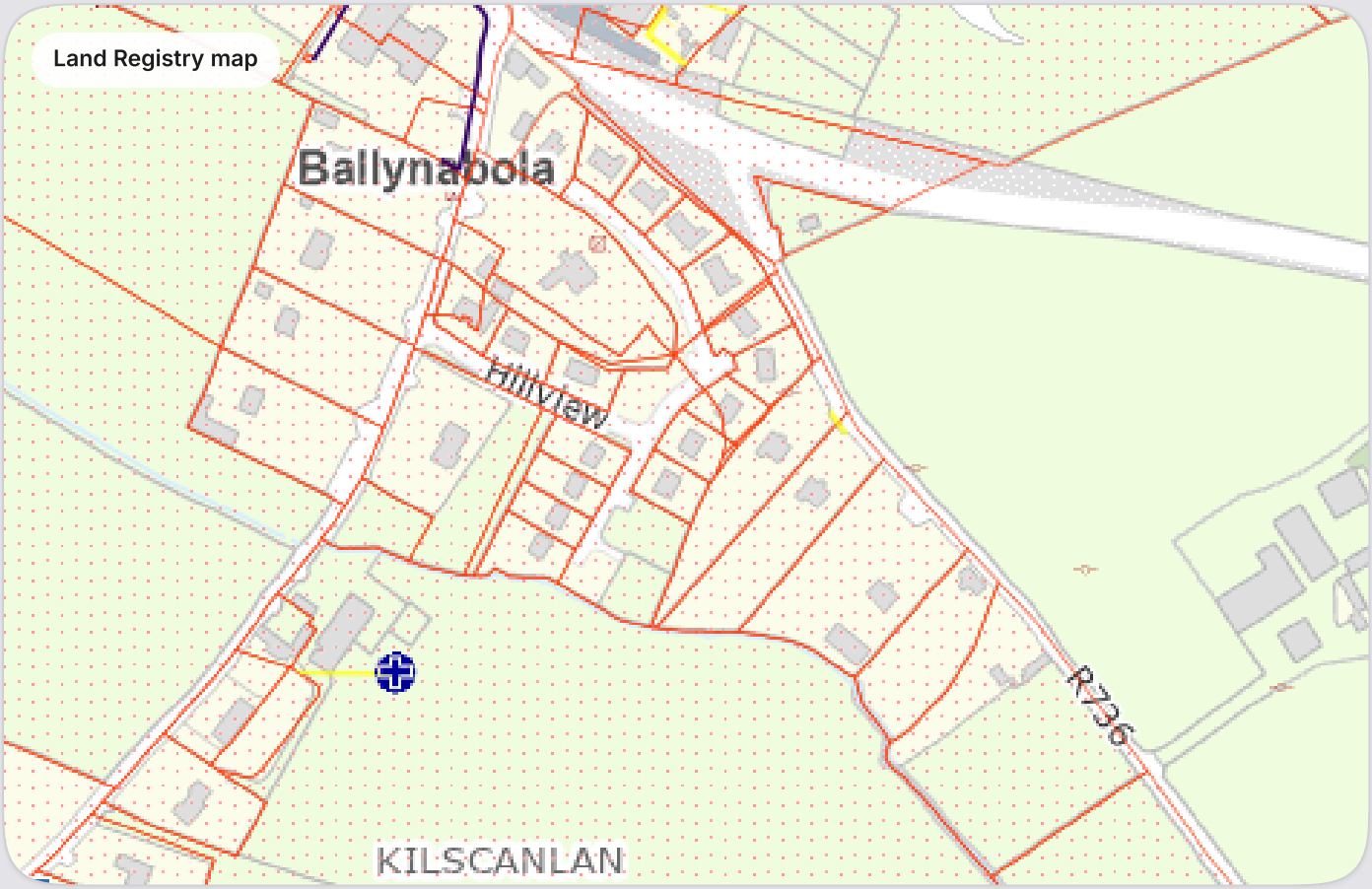
Sewer & septic p.28
Own system · likely, outside sewer area

Key

Excellent 13 · Good 3 · Fair 5 · Poor 2 · Critical 1

Location

4 Meadow Court. Ballinaboola, Newbawn, Co. Wexford.



Registered land

Not mapped

The registered parcel could not be looked up for this address. Your solicitor confirms the folio before contracts.

Getting around

Rail · Ballycullane	Wexford Town Centre	24-hour A&E	Coast
9.3 km	30 mins	23 min	16.7 km
	27.4km	Wexford General Hospital	

Eircode Y35 ···· Local authority Wexford Coordinates 52.37, -6.83

Energy rating

C energy rating: 180 kWh/m² a year for a 2003 detached house.

What we found

The SEAI register records a BER of C for this property (179.53 kWh/m²/year). Typical for Irish housing stock. Retrofit is an optional upgrade path. SEAI's Better Energy Homes grants cover attic/wall insulation if you want to improve performance. Property type: Detached house. Built: 2003.

BER

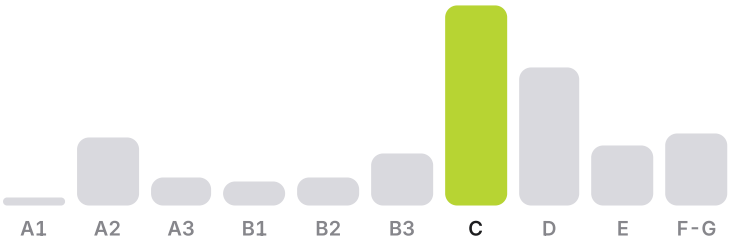
C

Fair · 68/100

Where C sits on the SEAI scale

Most efficient — Least efficient

How Wexford compares 43,285 certs, 2009–2025



C is 33% of rated homes in the county.

Energy use
179.53
kWh/m² a year

Floor area
112 m²

Built
2003

Rated
11 June 2026

Why it matters

The BER drives your heating bills, your mortgage's green-rate eligibility, and future retrofit costs.

What to do

Price the retrofit gap: ask your engineer what reaching B2 would cost on this house.

Energy deep dive

C today, A possible. The assessor's route, component by component.

Upgrade path	Renewables	CO_2 saved	Heat loss
C → A	0 % → 37 %	2.3 t	2.38 → 1.87
full package	share of energy	per year	lower is better

Component	Today	After upgrades
Roofs	Fair	Good
Walls	Fair	Good
Windows	Poor	Good
Floor	Good	No change needed
Space heating	Fair	Good
Water heating	Fair	Good
Renewables	Very Poor	Very Good

1 C → C1

Attic insulation (300mm rockwool)

Cost	€1,800
Grant	€2,000
Payback	~1 yr

2 C1 → B3

Cavity-wall insulation

Cost	€2,200
Grant	€1,800
Payback	~2 yr

€ Grants

May qualify for

- ✓ Better Energy Homes: attic grant €2,000, or €2,500 for first-time buyers who bought from 1 Jan 2025
- ✓ One Stop Shop whole-home upgrade
- ✓ Solar PV grant up to €1,800, plus €600 for a battery of 5 kWh or more

+1 more grant

Source: SEAI National BER Register and the assessor's advisory report

Local prices

€299,000 asking price.

What we found

This property is currently listed on daft.ie with an asking price of €299,000. 4 comparable nearby sales found in Ballinaboola. Check the Property Price Register for comparable sales near 4 Meadow Court, Ballinaboola.

Excellent
out of 100

This home, asking	€299,000
Wexford median, 2025	€305,000
Ireland median, 12 months	€400,000

Asking per m²	Against the county	On the market	Status
€2,666	-2%	146 days	For sale
112 m² floor area	median €305,000	listed 12 Jun	daft.ie

Listing vs the records	Listing says	Records say	
BER	D	C (SEAI register)	Differs

Why it matters

Recorded sales are your evidence in the bidding war. The asking price is the seller's opening move.

Where to confirm it

Property Price Register: search the address, then the townland

Running costs

€228 a month to run: heating, insurance and property tax (€2,732 a year).

What we found

Estimated annual carrying cost: €2,732 (LPT €270 + heating €1,812 + insurance €650).

Excellent
out of 100

Every year · €2,732

Heating	€1,812	€151/mo
Insurance	€650	€54/mo
Property tax	€270	€23/mo

Heating rate: oil at €0.090/kWh (CRU/SEAI reviewed)
LPT local adjustment factor: 15%
Insurance is an indicative baseline; Irish insurers price flood risk individually

Monthly, all in

€1,619

€1,391 mortgage (€269,100 over 25 years at 3.8%) plus €228 running costs

Why it matters

The price is the entry fee; these are the costs that arrive every year after.

Where to confirm it

Derived from the BER, LPT and flood cards; confirm with three written quotes

Property tax

€270 a year in Local Property Tax, valuation band €240,001 to €315,000.

What we found

The estimated Local Property Tax for this property is €270 per year (based on a valuation of €299,000). This falls in the €240,001 - €315,000 band. Local Authority: Wexford (+15% adjustment applied).

Excellent
out of 100

The detail

€270 / yr Banded on the asking price (€299,000)

Valuation band	Local authority	LAF adjustment
€240,001 - €315,000	Wexford	+15%

What the charge would be at nearby valuations · Revenue 2026 bands

At €250,000	→ €270/yr
At €300,000	→ €270/yr
At €350,000	→ €383/yr

Buyer tip

Check Revenue.ie LPT calculator with your exact valuation. The vendor should disclose any outstanding LPT liability before sale.

Why it matters

LPT is a running cost that steps up with every band, and your bid can move the band.

Where to confirm it

Revenue LPT calculator: enter your bid and the local authority named above

Buying costs

€36,760 cash needed on the day at the €299,000 asking price.

What we found

Cash needed on the day at the €299,000 asking price: €36,760, including the €29,900 minimum deposit and €2,990 stamp duty. The €175 mortgage charge fee is waived for e-registration until 31 December 2026. Help to Buy and the First Home Scheme are for new builds and self-builds, so they do not apply to this house (built 2003).

Excellent
out of 100

The detail

€36,760

CASH NEEDED ON THE DAY · AT THE €299,000 ASKING PRICE

MINIMUM DEPOSIT (10%)	€29,900
STAMP DUTY	€2,990
LAND REGISTRY FEE	€700
MORTGAGE CHARGE REGISTRATION	€0 (waived to 31 December 2026)
LEGAL (ABOUT)	€2,500
SURVEY (ABOUT)	€500
LENDER VALUATION (ABOUT)	€170

Help to Buy
Not for second-hand homes

First Home Scheme
Not for second-hand homes

Why it matters

The deposit is only the start: stamp duty, registration and professional fees fall due on the day, and scheme help is new-build only.

Where to confirm it

Revenue stamp duty rates, Land Registry fees and firsthomescheme.ie price ceilings

Flood

No flood zone mapped at this address. The nearest river, the Barrow, is 7.5 km away.

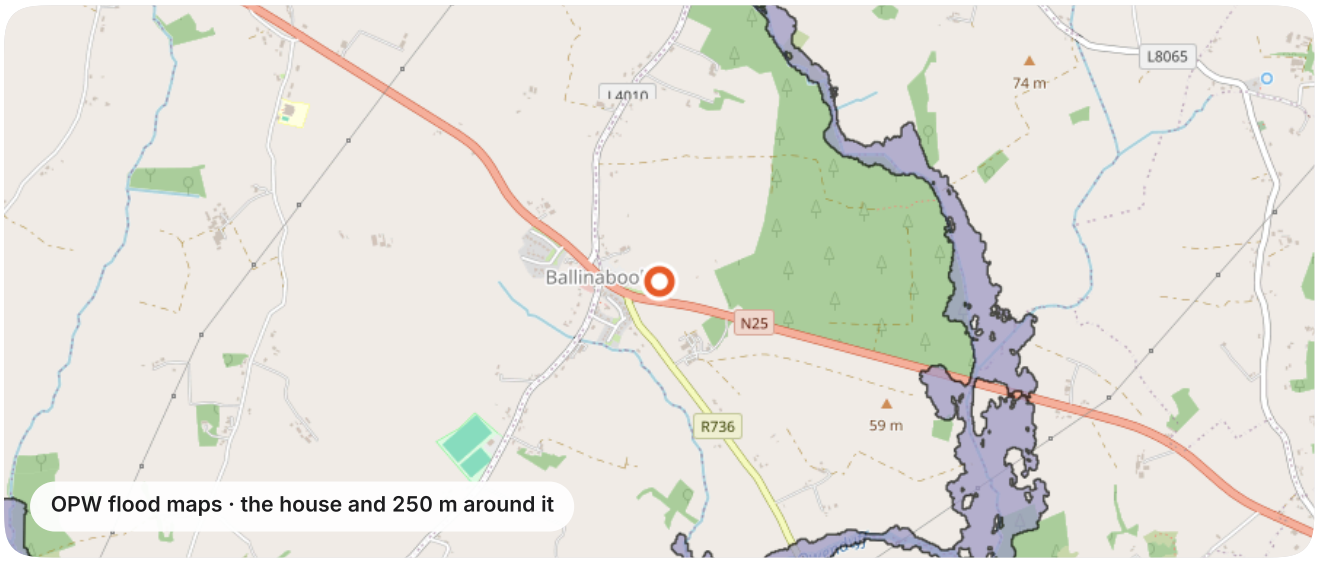
What we found

This property sits 16.7km from the coast and 7.5km from the River Barrow. OPW flood mapping shows no fluvial, coastal or pluvial flood zone at this address or within 250m.

85

Excellent

out of 100



OPW flood maps · the house and 250 m around it

River flooding
Not mapped here

Coastal flooding
Not mapped here

Surface water
Not mapped here

River Barrow	Coast	Elevation	Past floods
7.5 km	**16.7 km**	**70 m**	**0**
nearest major river	nearest shoreline	above sea level	on the OPW record

2050s outlook

Not within any mapped 2050s future-scenario flood extent

Why it matters

Flood history decides whether you can get (and afford) buildings insurance, and lenders require it.

Where to confirm it

OPW flood maps on floodinfo.ie: search the Eircode, then each flood layer

Radon

1 in 5 homes nearby are likely above the radon reference level.

What we found

The EPA radon map places this exact location in its highest band: about 1 in 5 homes in this area is likely to have high radon levels. Radon testing is strongly recommended before purchase of 4 Meadow Court, Ballinaboola; if the result is high, an active radon sump typically costs about €1,200 (EPA range €500 to €2,000).

Critical

out of 100

The detail

EPA radon band

About 1 in 5 homes in this area is likely to have high radon levels

Homes over limit	Reference level
▼ About 1 in 5	200 Bq/m³

EPA map is a 10 km grid. Individual homes vary. A radon test is the only way to know this house's level.

INDICATIVE COSTS	Radon test ~€50 · radon sump ~€1,200 (EPA: €500 to €2,000)

Why it matters

Radon is the second-largest cause of lung cancer in Ireland, and a €50 test settles it before you commit.

What to do

Order a €50 three-month radon test, or make one a condition of sale.

Coastal erosion

16.7 km from the coast.

What we found

This property is well inland at 16.7km from the coast. Coastal erosion is not a significant concern for 4 Meadow Court, Ballinaboola.

100
Excellent
out of 100

The detail

Coast	Inland
16.7 km	▲ Yes

Why it matters

Erosion setback determines long-term insurability and what you'll be able to rebuild.

Where to confirm it

OPW ICPSS and GSI coastal vulnerability maps: the shoreline nearest the Eircode

Knotweed

None recorded within 1 km for knotweed or giant hogweed.

What we found

No recorded sighting of knotweed or giant hogweed within 1 km of the geocoded point for 4 Meadow Court, Ballinaboola. These are recorded sightings (National Biodiversity Data Centre and others, via GBIF). No record does not mean no plant: most stands are never reported, and a recorded one may since have been treated.

90
Excellent
out of 100

The detail

Knotweed ≤250 m	Nearest knotweed	Hogweed ≤250 m	Records ≤1 km
▲ 0	▲ No record	▲ 0	0

Why it matters

Knotweed can stall a mortgage and takes years to treat; giant hogweed burns skin. Both change a viewing.

Where to confirm it

National Biodiversity Data Centre maps: the species at the Eircode's 1 km grid square

Ground conditions

Bedrock at this location: Campile Formation (rhyolitic volcanics, grey & brown slates).

What we found

Bedrock at this location: Campile Formation (rhyolitic volcanics, grey & brown slates). Stable geological conditions for most construction purposes.

Good

out of 100

The detail

Site investigation recommended	No
Peat risk	No
Karst risk	No
Subsoil type	Till derived from Lower Palaeozoic shales
Geology description	Campile Formation (rhyolitic volcanics, grey & brown slates)
Landslide susceptibility	Low
Landslide events within 5km	None recorded within 5km
Sinkhole features within 2km	None mapped within 2km

Why it matters

Ground conditions decide foundation risk and whether a structural survey needs to dig deeper.

Where to confirm it

GSI map viewer: bedrock, subsoil, karst and landslide layers at the Eircode

Mica & pyrite

County-level estimate

Designated in part for defective concrete blocks: parts of County Wexford are inside the scheme.

What we found

Parts of County Wexford are designated under the Enhanced Defective Concrete Blocks Grant Scheme (Bunclody and Ferns areas only). This is a county-level designation, not a finding about this property. Whether an individual house is affected can only be established by an I.S. 465 (revised edition published June 2026) assessment. Ask whether 4 Meadow Court, Ballinaboola has been assessed before purchase.

Poor

out of 100

The detail

DCB scheme	Pyrite scheme	Assessment standard
! Designated in part	▲ Not designated	I.S. 465

Why it matters

Defective-block damage can exceed the house's value. Scheme eligibility windows are closing.

What to do

Ask whether the house has had an I.S. 465 assessment, and make one a condition if it hasn't.

Industry nearby

None recorded nearby: no EPA-licensed site within 1 km, licensed farm unit within 1.5 km or COMAH site within 2 km.

What we found

No EPA-licensed industry, waste facility or registered quarry lies within 1 km of 4 Meadow Court, Ballinaboola, no licensed pig or poultry unit within 1.5 km, and no COMAH (Seveso) site within 2 km.

Excellent
out of 100

The detail

Licensed within 1 km	Pig or poultry unit	Nearest quarry	COMAH within 2 km
▲ 0	None in 1.5 km	None in 1 km	▲ None

Only units above the EPA's size thresholds are licensed; smaller pig and poultry units and all cattle and sheep farms are not in this data, and slurry is spread well away from the unit.

Why it matters

A licensed farm unit, quarry, waste site or major-hazard plant shapes smell, traffic and resale, and none shows at a viewing.

Where to confirm it

EPA licence maps (gis.epa.ie) and the HSA's COMAH lists of Seveso sites

Noise

Noise sources within range of this property: N25 0.2km: national-road traffic.

What we found

Noise sources within range of this property: N25 0.2km: national-road traffic. Expect audible transport noise at times. Visit on a weekday and with windows open before committing.

Fair

out of 100

The detail

Airport < 5 km	Motorway < 500 m	Key roads
▲ No	▲ No	N25

NEARBY NOISE SOURCES

N25 · Road		0.2 km

Why it matters

Noise is the complaint buyers most often discover after moving in, and the hardest to fix.

What to do

Visit on a weekday with the windows open, and at night if you can.

Air quality

6.7 µg/m³ of fine particles (PM2.5), the modelled annual average for this area. Nitrogen dioxide is 2.2 µg/m³.

What we found

The EEA's modelled 1 km estimate for 2024 puts the annual average around 4 Meadow Court, Ballinaboola at 6.7 µg/m³ of fine particles (PM2.5) and 2.2 µg/m³ of nitrogen dioxide (NO_2). Both are within the EU limits that apply from 2030 (10 and 20 µg/m³); PM2.5 is above the stricter WHO guideline (5). The nearest EPA monitoring station is New Ross, 7.7 km away (indicative monitor). A 1 km cell cannot see a busy road outside the door.

Excellent

out of 100

The detail

PM2.5, 2024 annual	NO_2, 2024 annual	vs EU 2030 limits	Nearest EPA station
6.7 µg/m³	▲ 2.2 µg/m³	▲ Within	7.7 km

EPA STATION — New Ross (indicative monitor)

WHO 2021 guideline: PM2.5 5, NO_2 10 µg/m³ (annual). © European Environment Agency, CC BY 4.0

Why it matters

Air quality affects health day to day and is one of the few checks that can't be renovated away.

Where to confirm it

EEA annual air quality maps (2024, 1 km); airquality.ie for the EPA station

Local services

2 of 5 daily essentials (supermarket, shop, GP, park, pharmacy) within a 10-minute drive.

What we found

2 of 5 daily essentials (supermarket, local shop, GP, park, pharmacy) are reachable within a 10-minute drive of 4 Meadow Court, Ballinaboola. Peak-hour commute to Waterford (modelled for Tue 08:30): 37 minutes. Average household size: 3.1.

62

Fair

out of 100

Daily essentials in 10 min

× Supermarket ✓ Shop × GP ✓ Park × Pharmacy

Peak drive to Waterford

37 mins

1. **Centra Ballinaboola** — Local shop · 0.2 km
2. **Carrickbyrne Hill Viewing Point** — Park · 3.3 km
3. **Beithe Deoir** — Park · 4.1 km
4. **Drive** — Petrol station · 0.2 km
5. **Centra** — Petrol station · 0.2 km
6. **Joes Barber** — Hairdresser · 0.2 km
7. **Ciccardi's Barbers** — Hairdresser · 3.9 km
8. **Newbawn post office** — Post office · 4.0 km

+1 more nearby

Why it matters

You're buying the ten-minute radius as much as the house.

What to do

Walk the ten-minute radius on a Saturday. The map can't tell you how it feels.

Schools

4 schools within 5 km. The nearest primary is 1.6 km away.

What we found

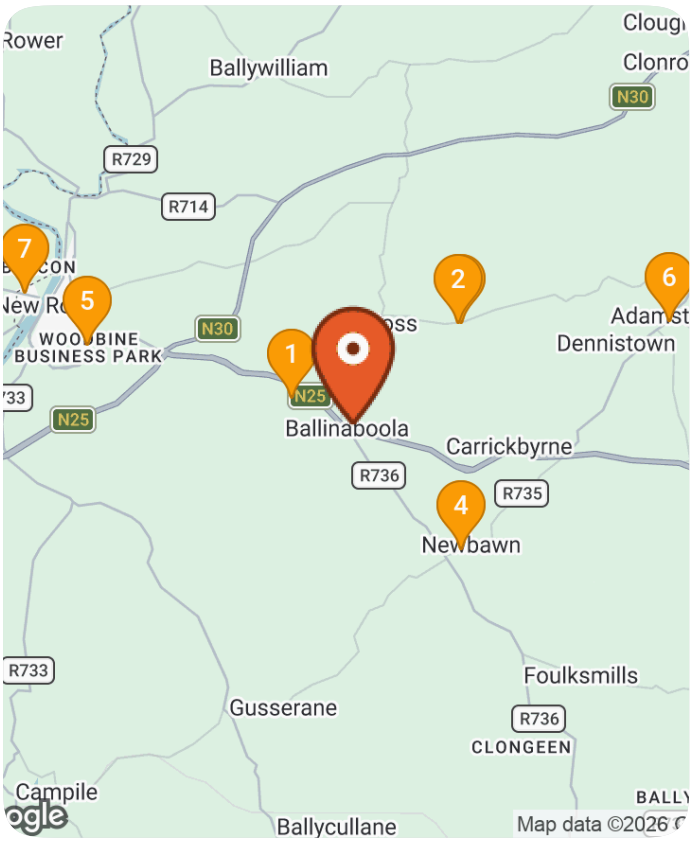
4 schools within 5km of the property. The nearest mainstream primary school is Cushinstown National School at 1.6km. Shortlist covers 2 primary, 2 secondary, 2 crèche/Montessori options. No secondary school within 5km. The nearest is Coláiste Abbain at 8.5km. Excellent school access.

85

Excellent

out of 100

Within 5 km	Nearest primary	Childcare in 8 km
4	1.6 km	3



1. **Cushinstown National School**
   Primary · 1.6 km · 156 pupils
2. **Raheen National School**
   Primary · 3.9 km · 144 pupils
3. **Raheen Community Creche**
   Crèche / Montessori · 4 km
4. **Newbawn National School**
   School · 4 km · 187 pupils
5. **Daisy Daycare Creche**
   Crèche / Montessori · 6.7 km
6. **Coláiste Abbain**
   Secondary · 8.5 km · 501 pupils
7. **Our Lady Of Lourdes Secondary School**
   Secondary · 8.6 km · 173 pupils

Why it matters

Catchment and capacity shape both daily logistics and long-term resale demand.

Where to confirm it

Department of Education school finder: search the town, then ring about places

Source: Dept of Education · checked 5 Nov 2026

Healthcare

23 min to the nearest 24-hour A&E, Wexford General Hospital.

What we found

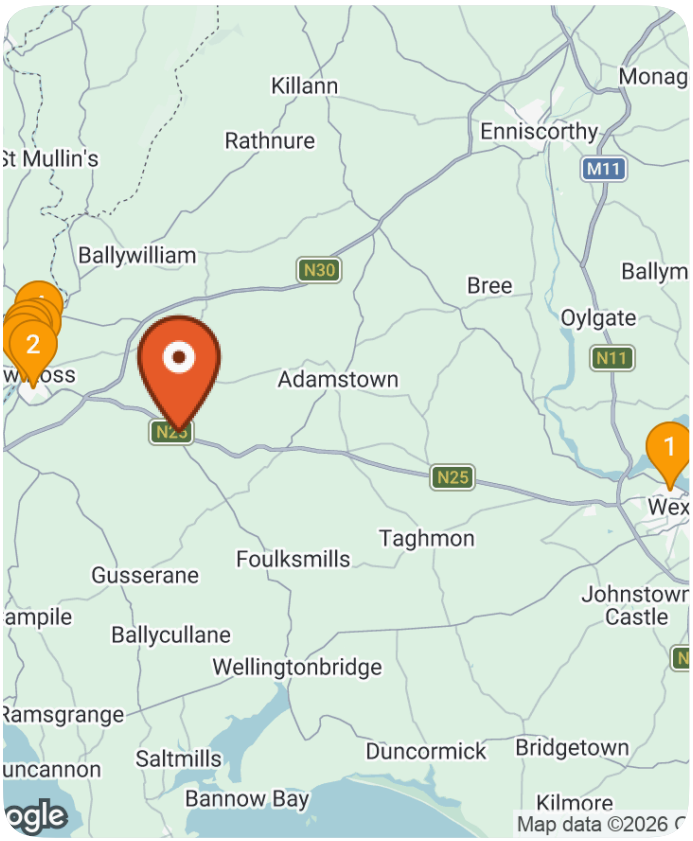
Healthcare access near this property: Nearest 24-hr A&E: Wexford General Hospital (26.7km, ~23 min drive). Nearest GP: Caredoc (7.4km). Nearest pharmacy: Irishtown Pharmacy (7.6km). Adequate healthcare access. Some specialist services may require travel.

70

Good

out of 100

A&E drive	GPs in 10 km	Pharmacies in 10 km
23 min	8	7



1. **Wexford General Hospital**
   24-hour A&E · 23 min drive
2. **Caredoc**
   GP · 7.4 km
3. **Dr. Terence Rogers**
   GP · 7.9 km
4. **Ross Family Practice**
   GP · 8 km
5. **Irishtown Pharmacy**
   Pharmacy · 7.6 km
6. **McCauley Pharmacy New Ross, Wexford**
   Pharmacy · 7.9 km
7. **McCauley Pharmacy New Ross, Wexford**
   Pharmacy · 8 km

Why it matters

GP capacity and A&E distance matter most exactly when you can't plan for them.

Where to confirm it

HSE service finder: GP practices and emergency departments by town

Transport

9.3 km to the nearest train station, Ballycullane. A car is needed for most trips.

What we found

Transport near this property: Nearest train station: Ballycullane (9.3km). Nearest bus stop: Ballinaboola (0.3km). Moderate transport links. Car likely needed for some journeys. County services: Rail (Rosslare–Dublin line), N11/N25, Bus Éireann, Wexford Bus.

67

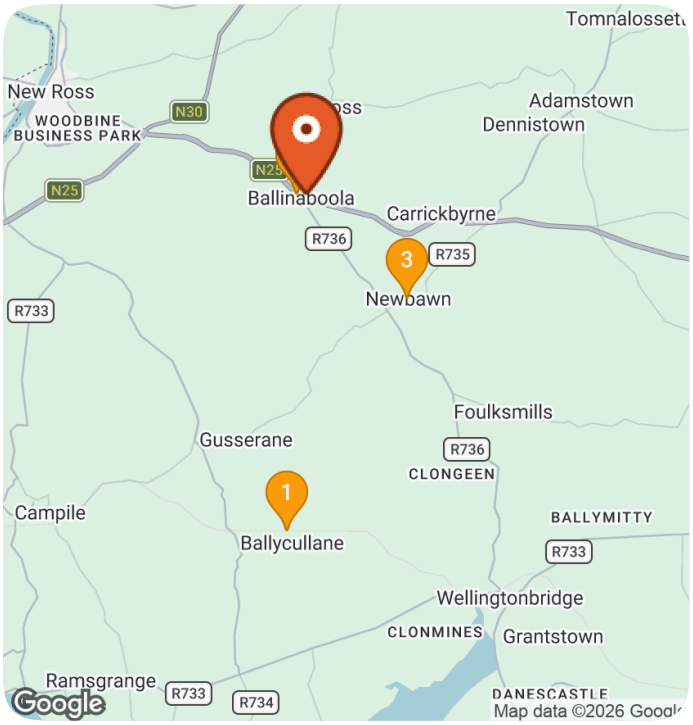
Fair

out of 100

Wexford Town Centre
30 min
by car

Dublin
2h 7 min
by car

Waterford
36 min
by car



1 **Ballycullane station**
Rail · 9.3 km

2 **Ballinaboola**
Bus · 0.3 km

3 **Newbawn**
Bus · 4.1 km

Why it matters

The commute is the cost you pay twice a day. Model it before you fall for the kitchen.

What to do

Do the commute once at peak before you bid. Timetables don't sit in traffic.

Planning

None pending large or contentious schemes within ~500m.

What we found

No large or contentious developments are planned near this address. Nearby planning activity is routine: house extensions and alterations typical of an established area. No planning applications for this property appear on the national register. Works built under exempted development, or before the register's coverage, may not appear, so ask your solicitor to confirm any extension or conversion has permission or is exempt.

Excellent

out of 100

The detail

✓ No large or contentious developments are planned near this address. Nearby planning activity is routine: house extensions and alterations typical of an established area.

This property's history

No planning applications for this property appear on the national register. Works built under exempted development, or before the register's coverage, may not appear, so ask your solicitor to confirm any extension or conversion has permission or is exempt.

Recent applications nearby

Feb 2026 · Ref 20260206 · 125m away — Granted (Conditional)
Permission to construct a new dwelling house with services and to carry out all

Sep 2025 · Ref 20251192 · 58m away — Granted (Conditional)
Permission for the erection of an extension to an existing dwelling

Feb 2025 · Ref 20250238 · 236m away — Granted (Conditional)
Permission for the demolition of a storage shed and the erection of

Sep 2024 · Ref 20241130 · 168m away — Granted (Conditional)
Permission for retention for minor alterations as built to the front

+18 more on the register within ~500m

Local authority: Wexford County Council

Why it matters

Neighbouring applications tell you what the area will look like, and what you could be objecting to later.

Where to confirm it

The council's online planning register: search the address and references above

Planned projects

No schemes within 500 m on An Coimisiún Pleanála's case maps.

What we found

No approved or pending strategic scheme (railway order, bus corridor, road scheme or other strategic infrastructure) has a boundary within 500 m of 4 Meadow Court, Ballinaboola on An Coimisiún Pleanála's case maps.

Excellent

out of 100

The detail

Schemes within 500 m	Inside a boundary	Nearest scheme	Housing, 50+ homes
▲ 0	▲ No	None in 500 m	Dublin only

Why it matters

An approved railway, bus corridor or road scheme means years of works next door, and sometimes land inside the boundary.

Where to confirm it

An Coimisiún Pleanála case search: strategic cases by county or case number

Heritage

None on the heritage record at this address.

What we found

Nothing is recorded at 4 Meadow Court, Ballinaboola itself. Within 250 m: 1 recorded monument, the nearest a ritual site - holy well (WX035-020) 69 m away. Nearby heritage can shape what may be built around you, but it is not a designation on this house. The NIAH is a survey: whether the house is on Wexford County Council's Record of Protected Structures is for your solicitor's planning search. Architectural Conservation Areas are not covered.

Good
out of 100

The detail

NIAH at address	NIAH ≤250 m	Monument zone	Monuments ≤250 m
▲ None	0	▲ Outside	1

Monument	Ritual site - holy well (WX035-020), 69 m

Why it matters

A recorded structure or monument shapes what you can alter, extend or insulate, and what the consents cost.

Where to confirm it

Buildings of Ireland (NIAH) and the Historic Environment Viewer; the council RPS

Crime

36.6 recorded crimes per 1,000 people in the Wexford/Wicklow Garda Division, below the national rate.

What we found

The crime rate in the 4 Meadow Court, Ballinaboola area (Wexford/Wicklow Garda Division) is approximately 36.6 per 1,000 population, which is below the national average of 55. Relatively low crime area for this location. Data from CSO PxStat (2025Q3–2026Q2). Nearest Garda station: Clonroche Garda Station (12.4km).

Excellent

out of 100

The detail

Locality	Ballinaboola	
Data period	2025Q3–2026Q2	
Vs national	Below	
Rate per 1000	36.6	
Garda division	Wexford/Wicklow Garda Division	
Top offence groups	Theft	Count: 2,775
	Road and traffic offences	Count: 1,893
	Dangerous or negligent acts	Count: 1,844
	Assault and harassment	Count: 1,165
	Damage to property and to the environment offences	Count: 1,043
Nearest garda station	Clonroche Garda Station (12.4 km)	
National average per 1000	55	
Total offences annualised	11,719	

Why it matters

The trend matters more than the level. A rising pattern is worth a question at the viewing.

Where to confirm it

CSO Recorded Crime statistics (PxStat): the Garda division named above

Broadband

No fibre recorded at this address yet.

What we found

Fibre broadband does not appear to be available at this address. Available retail providers: eir, Vodafone, Sky, Pure Telecom, Digiweb. May not be suitable for high-bandwidth remote work. Check alternatives.

Poor

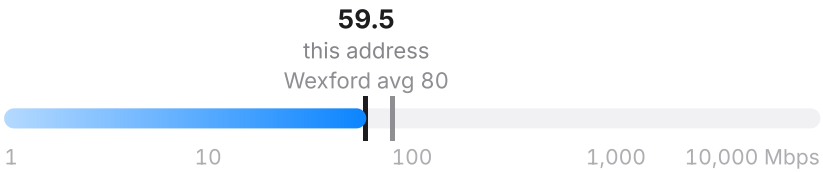
out of 100

Best speed here

59.5 Mbps

No fibre yet

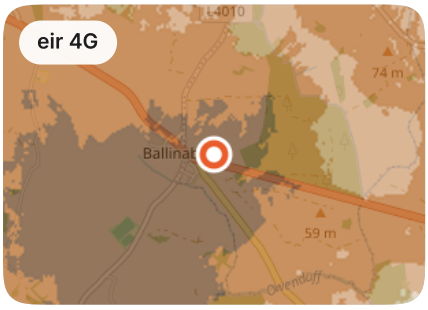
Download speed, on a log scale

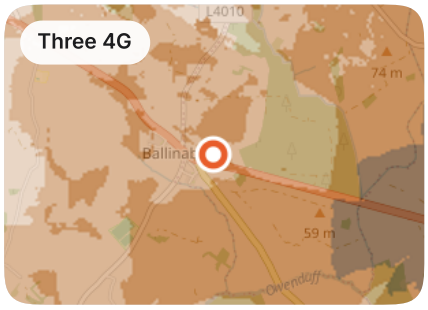


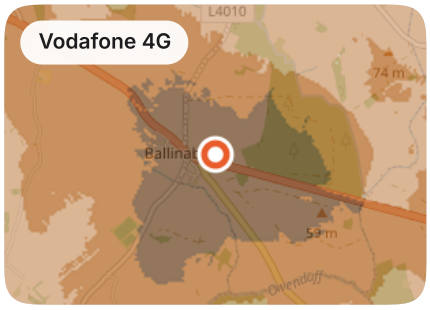
About the county average (a county-level estimate).

Mobile signal outdoors, by network

	eir	Three	Vodafone
4G	Very good	Fair	Very good
5G	Very good	Fair	n/a







4G: all 3 networks outdoors · 5G: 2 of 3 networks outdoors · ComReg predicted outdoor coverage; indoor signal is usually weaker.

Why it matters

Connection quality is a daily-life fact and a resale factor, and it varies house by house, not town by town.

What to do

Confirm with the operator that this exact address can be connected before relying on remote work.

Sewer & septic

Own system likely: this address is outside the mapped public sewer area.

What we found

4 Meadow Court, Ballinaboola is outside every EPA-mapped sewered area, so it most likely has its own treatment system (a septic tank or packaged plant). The EPA inspection plan rates the area Zone 3 Low (moderate likelihood of poor percolation): an area rating, not an inspection of this system. It must be registered with Wexford County Council: ask for the registration, the last de-sludging receipt and any inspection, and budget for a pre-purchase inspection.

Fair

out of 100

The detail

Sewered area	Treatment plant	Plant compliance	Septic risk zone
Outside	**Own system (likely)**	**Not applicable**	**▲ Zone 3 Low**

PERCOLATION	Moderate Likelihood
GROUNDWATER SUSCEPTIBILITY	Low
REGISTER WITH	Wexford County Council
WATER, HOMES HERE	Private well or other private source 55 · group scheme 11 · public mains 6 (of 73 homes, Census 2022)
SEWAGE, HOMES HERE	Septic tank 50 · other individual treatment 8 · public sewer 8 (of 73 homes, Census 2022)

Why it matters

A failing septic system or a non-compliant town plant is a cost and a planning fact, and neither shows at a viewing.

What to do

Ask for the system's registration and last inspection, or the Uisce Éireann connection, and make a pre-purchase inspection a condition.

Our read

In plain English. What this all adds up to.

4 Meadow Court in Wexford scores 75/100 on PropertyPack: a solid overall profile with a handful of items worth verifying. Strengths include coastal erosion (100/100), planned infrastructure nearby (92/100), insurance & carrying cost (92/100). Items worth checking are radon risk (35/100), broadband coverage (40/100), mica & pyrite (55/100), neighbourhood & lifestyle (62/100). Each warrants a focused question at the viewing. We recommend bringing this pack to the viewing and cross-referencing each flagged item with the vendor's disclosures and your solicitor's pre-contract enquiries.

Do this first

Get a home radon test kit, €50 online from EPA-approved suppliers. Leave it in place for 3 months before closing. If the result's high, an active radon sump typically costs about €1,200 (EPA range €500 to €2,000).

At the viewing

1. Plug your laptop into the ethernet at the viewing and run a speed test. Area averages don't matter if this specific house has a dodgy line.
2. Drive around the area on a Tuesday morning and a Saturday night. You'll learn more in those two trips than any data can tell you: traffic, noise, who's about.
3. Get your own solicitor: someone you pick, not someone the agent suggests. Their job is to check the title, folio map, and any planning conditions before you sign anything.
4. Book a building survey with a RICS or SCSI surveyor once you've gone sale-agreed. This pack tells you about the paperwork; the survey tells you about the actual building.

Next steps

Your next steps. Tick them off as you go.

1 Ask the estate agent

- [ ] Has a radon test ever been carried out here? If so, can you share the result?
- [ ] What broadband provider and speed does the current owner actually get here?
- [ ] Has the property ever been assessed (I.S. 465) or remediated for defective concrete blocks or pyrite?
- [ ] Is there a time of day or week when road or other noise is noticeably worse?
- [ ] Is the house on the public sewer or its own treatment system, and when was that system last emptied and inspected?
- [ ] What are realistic peak-time commute options from here?

2 Brief your solicitor

- [ ] Confirm the waste water arrangement: the Uisce Éireann connection, or the council registration certificate and any inspection or grant history for the on-site system.
- [ ] Ask whether the property has had an I.S. 465 assessment or any Defective Concrete Blocks / pyrite scheme application, and request the documentation if so.
- [ ] Confirm good marketable title and that the property sold matches the mapped folio boundary.
- [ ] Request evidence of planning permission / exemption for any extensions or attic conversions.
- [ ] Confirm there are no outstanding charges: LPT, management fees, or local authority levies.

Professionals worth engaging

Chartered building surveyor

Always: this pack covers everything around the building; a survey covers the building itself.

Radon test (EPA-registered)

The radon check flagged elevated risk for this area. A 3-month test costs ~€50.

SEAI-registered energy assessor

A poor BER is a negotiation lever: price the upgrade path and the available grants.

+2 more worth engaging: Chartered engineer (I.S. 465), Site assessor (septic tank inspection).

Sources

Every figure, traced. Here's where each came from.

Source	Used for	Checked	Confidence
OPW floodinfo.ie Flood maps	Flood	5 Nov 2026	Live data
EPA Radon map · Noise maps	Radon, Noise	5 Nov 2026	Verified
SEAI BER register	Energy rating	5 Nov 2026	Verified
Property Price Register / CSO Price register	Local prices	5 Nov 2026	Verified
Local Authority Planning map	Planning	5 Nov 2026	Verified
ComReg Coverage map · Broadband plan map	Broadband	5 Nov 2026	Verified
Dept of Education School finder	Schools	5 Nov 2026	Verified
CSO Recorded crime	Crime	5 Nov 2026	Verified
EEA / EPA EEA air quality maps · EPA monitoring stations	Air quality	5 Nov 2026	Live data
GSI GSI map viewer	Ground conditions	5 Nov 2026	Verified
OPW / GSI Coastal flood maps	Coastal erosion	5 Nov 2026	County estimate
gov.ie DCB Scheme / Pyrite Resolution Board DCB grant scheme · Pyrite board	Mica & pyrite	5 Nov 2026	County estimate
NTA / TFI Journey planner	Transport	5 Nov 2026	Verified
HSE Service finder	Healthcare	5 Nov 2026	Live data

Verified read from the official register for this address **Live data** live data for this point, modelled or matched

County estimate county-level, not this site

Source	Used for	Checked	Confidence
Revenue.ie LPT calculator	Property tax	5 Nov 2026	Verified
CSO SAPS + Google Places + OpenStreetMap Census small areas	Local services	5 Nov 2026	Live data
NIAH / National Monuments Service Buildings of Ireland · National Monuments Service	Heritage	5 Nov 2026	Live data
National Biodiversity Data Centre via GBIF Biodiversity maps	Knotweed	5 Nov 2026	Live data
EPA / CSO Waste water maps · Census small areas	Sewer & septic	5 Nov 2026	Live data
EPA / Health and Safety Authority Licence maps · COMAH lists	Industry nearby	5 Nov 2026	Live data
An Coimisiún Pleanála Case search	Planned projects	5 Nov 2026	Live data
Synthesised (BER + LPT + Flood + Coastal + Radon)	Running costs	5 Nov 2026	Live data
Revenue / Tailte Éireann / First Home Scheme Stamp duty rates · Price ceilings	Buying costs	5 Nov 2026	Verified

PropertyPack

Every check. Before you sign.

Next house?

Scan to check another home in minutes.

propertypack.ie

24 checks

23 sources cited

1 Eircode

Prepared for Y35 ···· on 5 November 2026 · Disclaimer

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