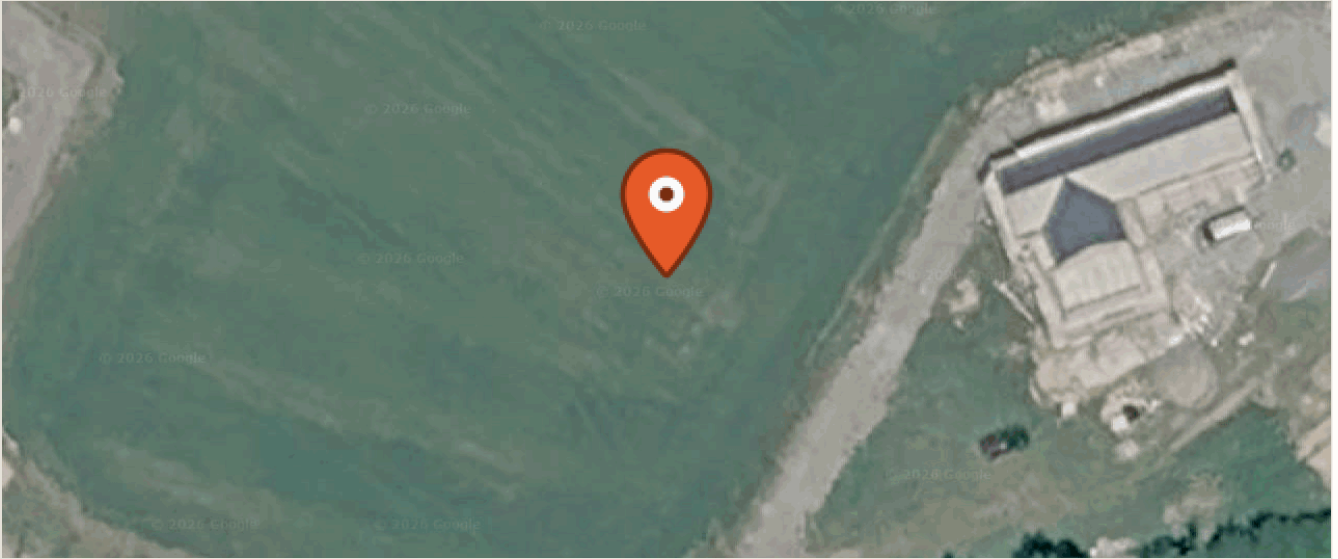


ANONYMISED SAMPLE · REAL DATA, FICTIONAL ADDRESS

4 Meadow Court, Ballinaboola, Newbawn, Co. Wexford

Y35



AERIAL · GOOGLE MAPS · 12 JUNE 2026



GOOD

A good home with a clear overall picture.



17 CHECKS SCORED · HIGHER IS BETTER



Contents

01 · The Property

Core value, running costs, and the numbers that define this home.

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Natural and environmental risk on and around the site.

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04 · Legal & Planning

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... · Closing pages

The read-through: ranked risks, plain-English notes, and what to do next.

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Summary

At a glance: the numbers and the notes that define this property.

SCORE 73	BER C	FLOOD RISK Excellent	MONTHLY COST €229
--------------------	-----------------	--------------------------------	-----------------------------

WHAT WE LIKE

- ✓ **Insurance & Carrying Cost**
 Estimated annual carrying cost: €2,746 (LPT €284 + heating €1,812 + insurance €650).

- ✓ **Flood Risk**
 This property sits 16.7km from the coast and 7.5km from the River Barrow.

- ✓ **Schools**
 3 schools within 5km of the property.

- ✓ **Property Prices**
 This property is currently listed on daft.ie with an asking price of €299,000. 1 comparable nearby sale found in Ballinaboola. 1 similar 3-bed detached is listed in Co. Wexford at asking €250,000.

WORTH CHECKING

- ! **Radon Risk**
 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.

- ! **Broadband Coverage**
 Fibre broadband does not appear to be available at this address.

- ! **Neighbourhood & Lifestyle**
 2 of 5 daily essentials (supermarket, local shop, GP, park, pharmacy) are reachable within a 10-minute drive of 4 Meadow Court, Ballinaboola.

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

SCORE BY AREA



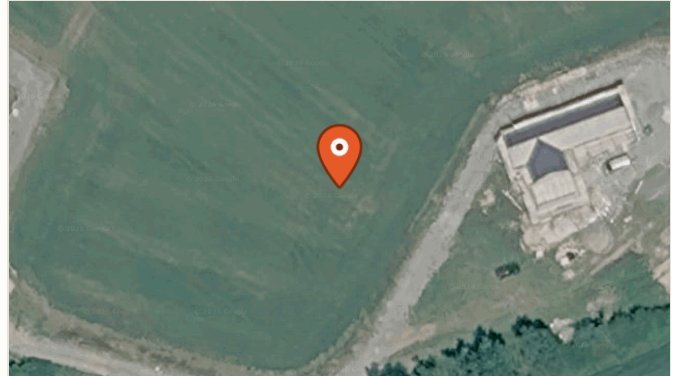
AVERAGE OF THE CHECKS IN EACH SECTION · OUT OF 100 · HIGHER IS BETTER

Location

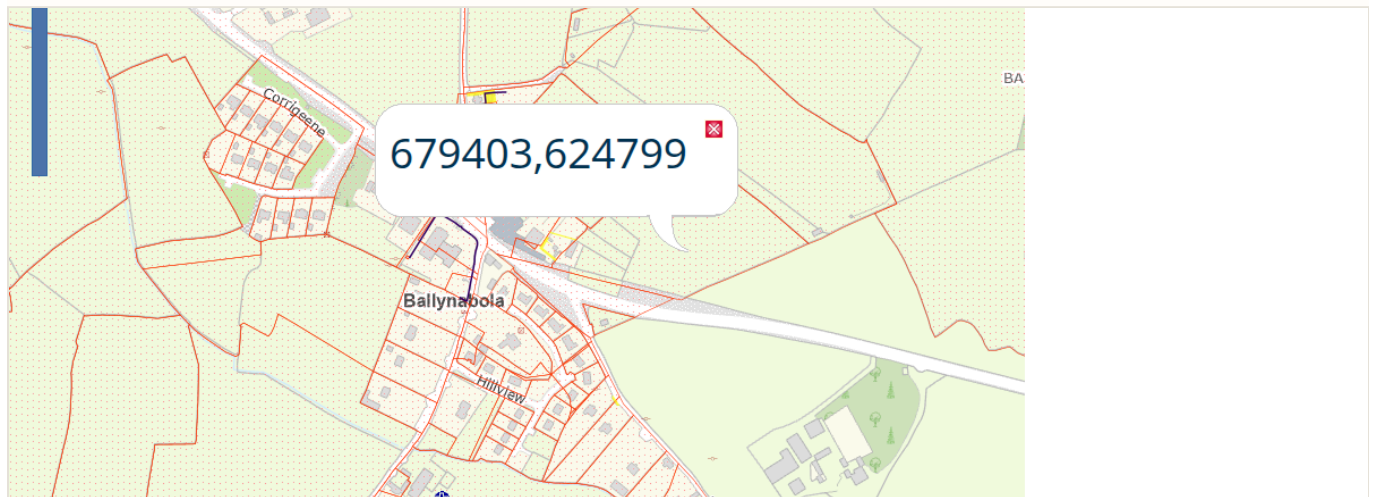
Street level, aerial, and the legal boundary.



STREET VIEW · GOOGLE



AERIAL · GOOGLE MAPS · ZOOM 19



PROPERTY BOUNDARY · TAILTE ÉIREANN (LANDDIRECT) · SCALE 1:1,000

ADDRESS

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

Y35

COORDINATES

LAT 52.369
LNG -6.834

GETTING AROUND

RAIL · BALLYCULLANE 9.3 km	WEXFORD 23 mins (27.4km)	A&E HOSPITAL ~20 min drive	COAST 16.7 km
--------------------------------------	------------------------------------	--------------------------------------	-------------------------

01 The Property

Core value, running costs, and the numbers that define this home.

BER Rating

Fair

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. Solar potential: a typical residential install would be 8 panels (~3.2 kW) generating 3107 kWh/year, roughly 74% of a typical household's electricity. Roof area 144m².

BER RATING	C
BER SOURCE	seai
YEAR BUILT	2003
RATING DATE	11 June 2026
DWELLING TYPE	Detached house
FLOOR AREA M ²	112.14 m ²
COUNTY AVERAGE	C3
SOLAR TYPICAL KW	3.2
SOLAR ROOF AREA M ²	144 m ²
SOLAR TYPICAL PANELS	8

SEAI · 12 Jun 2026 · verified

Property Prices

Excellent

This property is currently listed on daft.ie with an asking price of €299,000. 1 comparable nearby sale found in Ballinaboola. 1 similar 3-bed detached is listed in Co. Wexford at asking €250,000. Check the Property Price Register for comparable sales near 4 Meadow Court, Ballinaboola.

CURRENTLY LISTED

COUNTY AVERAGE €245,000	NATIONAL AVG €310,000	YOY TREND +4.3%	RECORDED SALES 1
-----------------------------------	---------------------------------	---------------------------	----------------------------

RECENT COMPARABLE SALES

ADDRESS	DATE	PRICE
10 CORRIGEENE, BALLINABOOLA, NEW ROSS	28 Feb 2024	€500,000
SAME TOWN		

Property Price Register · 12 Jun 2026 · verified

Local Property Tax

Good

The estimated Local Property Tax for this property is €284 per year (based on a valuation of €299,000). This falls in the €262,501-€350,000 band. Local Authority: Wexford (-10% adjustment applied).

BASE LPT	€315
PROPERTY	4 Meadow Court, Ballinaboola
ANNUAL LPT	€284
VALUATION BAND	€262,501-€350,000
LOCAL AUTHORITY	Wexford
ESTIMATED VALUATION	€299,000
NATIONAL AVERAGE LPT	€405
LOCAL ADJUSTMENT FACTOR	-10%

Revenue.ie · 12 Jun 2026 · verified

Insurance & Carrying Cost

Excellent

Estimated annual carrying cost: €2,746 (LPT €284 + heating €1,812 + insurance €650).

€2,746

ESTIMATED ANNUAL · €229/MO

Before mortgage. Indicative, so get 3 insurance quotes.

HEATING	LPT	INSURANCE
€1,812	€284	€650

IF HEATED WITH ANOTHER FUEL

Mains gas

€1,711 / yr

Same kWh demand at the alternative fuel's CRU/SEAI-reviewed rate. Current fuel: oil.

€36,060

CASH TO BUY AT THE €299,000 ASKING

Deposit (10% minimum)	€29,900
Stamp duty (residential rates)	€2,990
Legal / conveyancing (typical)	€2,500
Survey + lender valuation (typical)	€670

Indicative mortgage on the remaining €269,100: ~€1,391/month over 25 years at 3.8% (average new-business rate — your offer will differ by LTV and term).

- 179.53 kWh/m²/yr × 112.14 m² × oil rate (€0.090/kWh)
- Band €262,501-€350,000 in Wexford (-10% LAF)
- Indicative baseline: Irish insurers price home cover individually; get 3 quotes

ASSUMPTIONS

- Heating rate: oil at €0.090/kWh (CRU/SEAI reviewed)
- LPT local adjustment factor: -10%
- Insurance is an indicative baseline; Irish insurers price flood risk individually

Synthesised (BER + LPT + Flood + Coastal + Radon) · 12 Jun 2026 · api derived

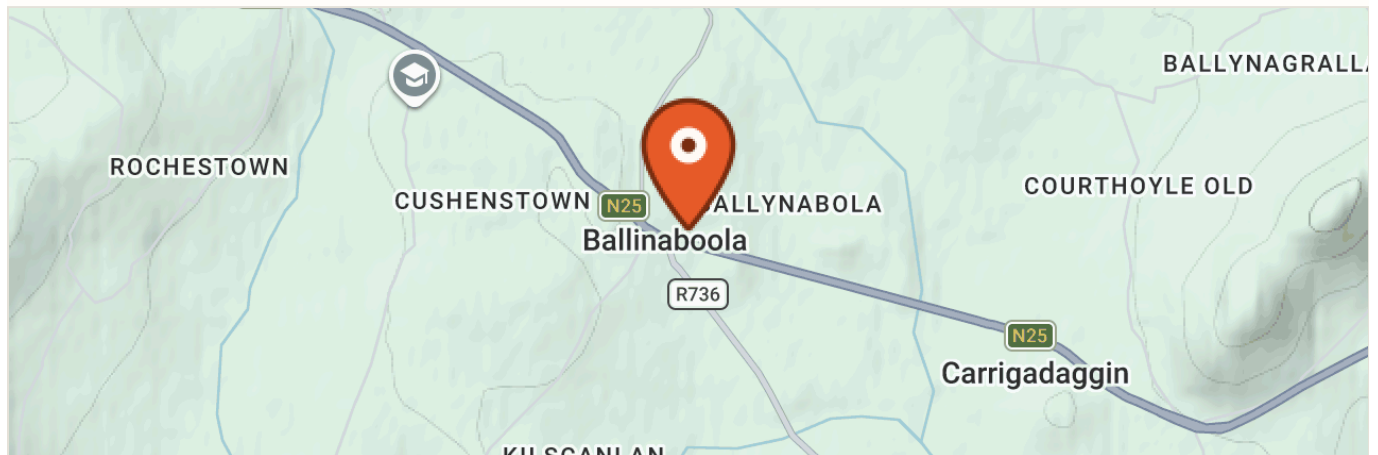
02 Environment & Site

Natural and environmental risk on and around the site.

Flood Risk

Excellent

This property sits 16.7km from the coast and 7.5km from the River Barrow. OPW CFRAM mapping shows no fluvial, coastal or pluvial flood zones at or near this address.



TERRAIN CONTEXT · GOOGLE MAPS · PROPERTY PINNED

FLUVIAL (RIVER) ● Not indicated	COASTAL ● Not indicated	PLUVIAL (SURFACE WATER) ● Not indicated
RIVER BARROW 7.5 km	COAST 16.7 km	SITE ELEVATION 70 m

OPW floodinfo.ie · 12 Jun 2026 · api derived

Radon Risk

Critical

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 (and budgeting for mitigation, typically €1,000-€3,000) is strongly recommended before purchase of 4 Meadow Court, Ballinaboola.

EPA RISK BAND	About 1 in 5 homes in this area is likely to have high radon levels
REFERENCE LEVEL BQM3	200
ESTIMATED HIGH RADON HOMES PCT	about 20% (1 in 5)

EPA · 12 Jun 2026 · verified

Coastal Erosion

Excellent

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

INLAND	Yes
COASTAL EROSION RISK	none
DISTANCE TO COAST KM	16.7 km

OPW / GSI · 12 Jun 2026 · county estimate

Geology & Subsidence

Excellent

The ground conditions at this location are ordovician slates and volcanics, with old red sandstone in the south. Stable geological conditions for most construction purposes. Based on county-level data for Wexford. For property-specific assessment, check the GSI geological maps.

PEAT RISK	No
KARST RISK	No
GEOLOGY DESCRIPTION	Ordovician slates and volcanics, with Old Red Sandstone in the south
SITE INVESTIGATION RECOMMENDED	No

GSI · 12 Jun 2026 · county estimate

Noise Levels

Fair

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.

AIRPORT < 5 KM No	MOTORWAY < 500 M No	KEY ROADS N25
-----------------------------	-------------------------------	-------------------------

NEARBY NOISE SOURCES

N25 · Road 0.2 km

EPA · 12 Jun 2026 · api derived

Air Quality

Good

Air quality at this location is rated Good air quality (AQI 73). Dominant pollutant: Ozone (O₃). The area around 4 Meadow Court, Ballinaboola benefits from clean air with low pollution levels.

LOCALITY	Ballinaboola
AQI CATEGORY	Good air quality
SOLID FUEL ZONE	No
AIR QUALITY INDEX	73
DOMINANT POLLUTANT	Ozone (O ₃)

EPA · 12 Jun 2026 · api derived

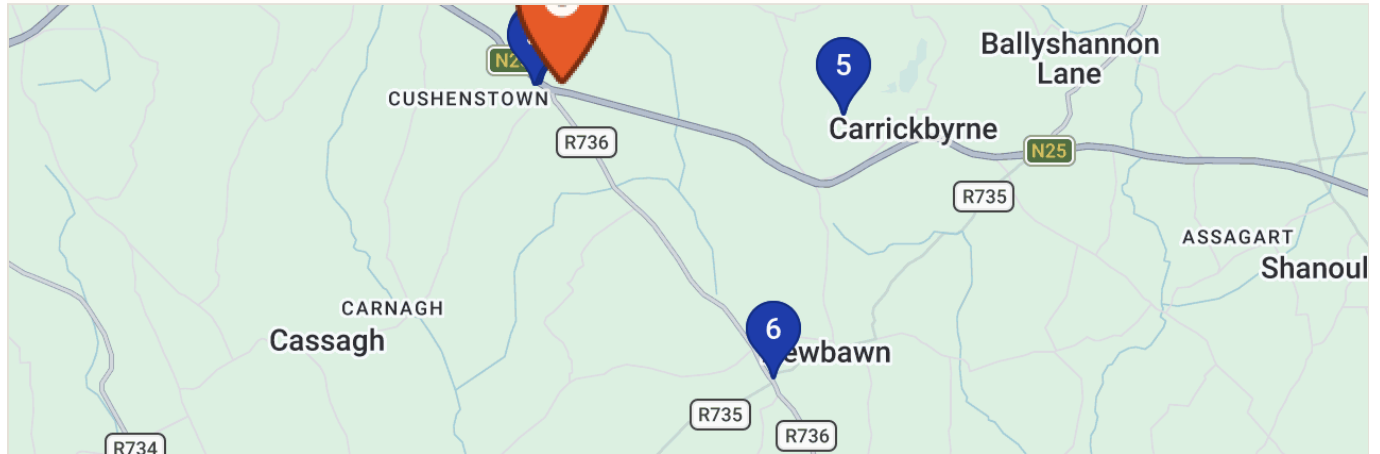
03 Neighbourhood

Access to schools, healthcare, and transport.

Neighbourhood & Lifestyle

Poor

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: 31 minutes.



PROPERTY (P) · WHERE YOU'LL GO (1-6)

ESSENTIALS (10-MIN DRIVE) 2/5	PLACES NEARBY 7	PEAK TO WATERFORD 31 mins
---	---------------------------	-------------------------------------

- | | | |
|----------|--------|------------------------------|
| 1 | Centra | Petrol station · 4.0★ · 215m |
|----------|--------|------------------------------|
- | | | |
|----------|---------------------|--------------------------|
| 2 | Centra Ballinaboola | Local shop · 3.5★ · 218m |
|----------|---------------------|--------------------------|
- | | | |
|----------|-------------|---------------------------|
| 3 | Joes Barber | Hairdresser · 3.9★ · 218m |
|----------|-------------|---------------------------|
- | | | |
|----------|------------------------------------|------------------------------|
| 4 | Drive service station Ballinaboola | Petrol station · 3.2★ · 263m |
|----------|------------------------------------|------------------------------|
- | | | |
|----------|---------------------------------|---------------------|
| 5 | Carrickbyrne Hill Viewing Point | Park · 4.7★ · 3297m |
|----------|---------------------------------|---------------------|
- | | | |
|----------|--------------------|----------------------------|
| 6 | Ciccardi's Barbers | Hairdresser · 5.0★ · 3944m |
|----------|--------------------|----------------------------|

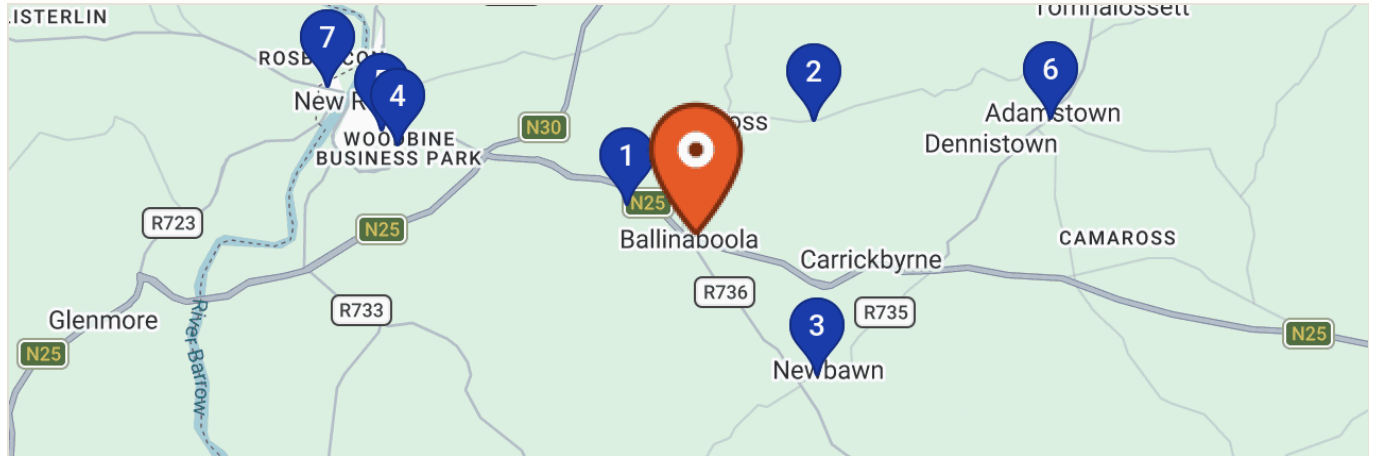
MISSING WITHIN 10-MIN DRIVE · supermarket, gp, pharmacy

CSO SAPS + Google Places + Sport Ireland · 12 Jun 2026 · api derived

Schools

Excellent

3 schools within 5km of the property. The nearest 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.



PROPERTY (P) · SCHOOLS & CHILDCARE (1-7)

WITHIN 5 KM	NEAREST	CRÈCHES ≤8 KM	SECONDARY (COUNTY)
3	1.6 km	4	30

- 1 Cushinstown National Sc... Primary · 1.6 km · 156 pupils · Catholic · Cushenstown, Foulks...
- 2 Raheen National Sch... Primary · 3.9 km · 144 pupils · Catholic · Enniscorthy Road, Clonr...
- 3 Newbawn National School School · 4.0 km · 187 pupils · Catholic · Newbawn
- 4 Daisy Daycare Cre... Crèche / Montessori · 6.7 km · Unit 30, Woodbine Business Park, New ...
- 5 Abu Montessori Crèche / Montessori · 7.1 km · Dowsley's Barn, Chambersland, New Ross
- 6 Coláiste A... Secondary · 8.5 km · 501 pupils · Multi Denominational · Mixed · DEIS · Adam...
- 7 Our Lady Of Lour... Secondary · 8.6 km · 173 pupils · Catholic · Girls · Co. Wexford7, 7 ...

Dept of Education · 12 Jun 2026 · verified

Healthcare Access

Good

Healthcare access near this property: Nearest acute hospital: Wexford General Hospital (25.6km, ~20 min drive). Nearest GP: Caredoc (7.4km). Nearest pharmacy: Irishtown Pharmacy (7.6km). Adequate healthcare access. Some specialist services may require travel.



PROPERTY (P) · A&E, GPS & PHARMACIES (1-5)

A&E / MAJOR HOSPITALS

Wexford General Hospital	25.6 km · ~20 min drive
University Hospital Waterford	32.7 km · ~31 min drive

A&E DRIVE 20 min	GPS ≤10 KM 5	PHARMACIES ≤10 KM 7
----------------------------	------------------------	-------------------------------

1 Wexford General Hospital	A&E hospital · 25.6 km
2 Caredoc	GP · 7.4 km
3 Walsh Medical Practice	GP · 8.0 km
4 Irishtown Pharmacy	Pharmacy · 7.6 km
5 McCauley Pharmacy New Ross, Wexford	Pharmacy · 7.9 km

HSE · 12 Jun 2026 · api derived

Transport & Commute

Fair

Transport near this property: Nearest train station (DART/rail): 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.



PROPERTY (P) · PUBLIC TRANSPORT STOPS (1-3)

NEAREST RAIL 9.3 km	STOPS WITHIN 5 KM 3	MOTORWAY No	CAR DEPENDENCY high
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- 1** Ballinaboola Bus · 0.3 km

- 2** Newbawn Bus · 4.1 km

- 3** Ballycullane Rail · 9.3 km

NTA / TFI · 12 Jun 2026 · verified

04 Legal & Planning

Permitted uses, planning context, and future development signals.

Planning Applications

Good

22 planning applications on the register within ~500m of 4 Meadow Court, Ballinaboola. Of these: 15 granted, 1 refused, 0 pending. All are routine: one-off houses, extensions and domestic alterations — normal for a settled area. The closest application is ~58m from the property — check it affects neither light nor boundary.

GRANTED 15	PENDING 0	REFUSED 1
----------------------	---------------------	---------------------

22 APPLICATIONS WITHIN ~500M

RECENT APPLICATIONS

2026-02-19 · Ref 20260206 · 125m away	GRANTED (CONDITIONAL)
Permission to construct a new dwelling house with services and to carry out all	
2025-09-20 · Ref 20251192 · 58m away	GRANTED (CONDITIONAL)
Permission for the erection of an extension to an existing dwelling	
2025-02-26 · Ref 20250238 · 236m away	GRANTED (CONDITIONAL)
Permission for the demolition of a storage shed and the erection of	
2025-02-11 · Ref 20250150 · 236m away	N/A
Permission for the demolition of a storage shed and the erection of an	
2024-09-18 · Ref 20241130 · 168m away	GRANTED (CONDITIONAL)
Permission for retention for minor alterations as built to the front	

+10 more applications

LOCALITY	Ballinaboola
TOTAL NEARBY	22
ACTIVITY LEVEL	moderate
DECISIONS BASIS	all applications
LOCAL AUTHORITY	Wexford County Council

Local Authority · 12 Jun 2026 · verified

05 Area Context

Local safety and infrastructure.

Crime Statistics

Fair

The crime rate in the 4 Meadow Court, Ballinaboola area is approximately 28 per 1,000 population, which is above the national average of 25. Above the national average. Review CSO crime statistics for a detailed breakdown. Nearest Garda station: Clonroche Garda Station (12.4km).

LOCALITY	Ballinaboola
VS NATIONAL	above
RATE PER 1000	28
GARDA DIVISION	Wexford
NEAREST GARDA STATION	Clonroche Garda Station (12.4 km)
PRIMARY OFFENCE TYPES	theft, public order, assault
NATIONAL AVERAGE PER 1000	25

CSO · 12 Jun 2026 · county estimate

Broadband Coverage

Poor

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.

59.5 MBPS MAX · NO FIBRE

AVAILABLE OPERATORS

Open Eir (Part-Fibre)	59.5 Mbps
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NBI INTERVENTION AREA	No
COUNTY AVERAGE SPEED MBPS	80 Mbps
COUNTY AVERAGE COVERAGE PCT	75%

ComReg · 12 Jun 2026 · verified

BER Deep Dive

RATING C	ENERGY KWH/M ² /YR 180	FLOOR AREA M ² 112	YEAR BUILT 2003	UPGRADE PATH C → A	HEAT LOSS 2.38
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FROM THE SEAI CERT & ADVISORY

CO₂ EMISSIONS	38.0 kg CO ₂ /m ² /yr	DWELLING TYPE	Detached house
CERT ISSUED	11 June 2026	VALID UNTIL	11 June 2036
CO₂ SAVED BY UPGRADES	2.3 t/yr (164 trees)	RENEWABLE SHARE	0% now, 37% after upgrades

ASSESSOR COMPONENT RATINGS — NOW VS AFTER THE RECOMMENDED UPGRADES

COMPONENT	NOW	AFTER UPGRADES
Roofs	Fair	Good
Walls	Fair	Good
Windows	Poor	Good
Floor	Good	No Upgrade
Space heating	Fair	Good
Water heating	Fair	Good
Renewables	Very Poor	Very Good

TOP UPGRADES

UPGRADE	UPLIFT	INDICATIVE COST	PAYBACK
Attic insulation (300mm rockwool) SEAI ADVISORY	C → C1	€1,800 (€1,500 grant)	1 yr
Cavity-wall insulation SEAI ADVISORY	C1 → B3	€2,200 (€1,700 grant)	3 yrs

GRANT ELIGIBILITY

- Better Energy Homes individual grants (built pre-2011: insulation, heat pump, solar)
- One Stop Shop whole-home retrofit pathway (must reach B2 post-works)
- Solar PV grant (up to €1,800, MCS-registered installer)
- Heat pump grant: extra eligibility criteria apply — HLI is 2.382 W/(K·m²), above the 2.3 threshold, so fabric upgrades come first

At 179.53 kWh/m²/yr over 112.14 m² on oil (€0.090/kWh, CRU/SEAI-reviewed), expect roughly €1,812/year on heating. The same demand on mains gas would run ~€1,711/year, though connection availability varies by area.

Source: <https://ndber.seai.ie/pass/ber/search.aspx>

Risk register

Every check at a glance, lowest score first. Higher is better.

CHECK	GROUP	SCORE	VERDICT	PAGE
Radon Risk	Environment & Site	35	Critical	008
Broadband Coverage	Area Context	40	Poor	016
Neighbourhood & Lifestyle	Neighbourhood	50	Poor	011
Noise Levels	Environment & Site	64	Fair	009
Transport & Commute	Neighbourhood	67	Fair	014
BER Rating	The Property	68	Fair	005
Crime Statistics	Area Context	68	Fair	016
Healthcare Access	Neighbourhood	70	Good	013
Air Quality	Environment & Site	75	Good	010
Planning Applications	Legal & Planning	79	Good	015
Local Property Tax	The Property	79	Good	006
Property Prices	The Property	80	Excellent	006
Geology & Subsidence	Environment & Site	80	Excellent	009
Flood Risk	Environment & Site	85	Excellent	008
Schools	Neighbourhood	85	Excellent	012
Insurance & Carrying Cost	The Property	92	Excellent	007
Coastal Erosion	Environment & Site	100	Excellent	009

Watch these first

<p>Radon Risk · 35/100 · p.008</p> <p>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.</p>	<p>Broadband Coverage · 40/100 · p.016</p> <p>Fibre broadband does not appear to be available at this address.</p>	<p>Neighbourhood & Lifestyle · 50/100 · p.011</p> <p>2 of 5 daily essentials (supermarket, local shop, GP, park, pharmacy) are reachable within a 10-minute drive of 4 Meadow Court, Ballinaboola.</p>
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Our read on this property

Narrative synthesis from the data, with viewing-ready actions.

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, remediation usually runs €1,000-€3,000.

4 Meadow Court in Wexford scores 73/100 on PropertyPack: a solid overall profile with a handful of items worth verifying. Strengths include coastal erosion (100/100), insurance & carrying cost (92/100), flood risk (85/100). Items worth checking are radon risk (35/100), broadband coverage (40/100), neighbourhood & lifestyle (50/100), noise levels (64/100). 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.

AT THE VIEWING, CHECK

- 01 Plug your laptop into the ethernet at the viewing and run a speed test. ComReg averages don't matter if this specific house has a dodgy line.
- 02 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.
- 03 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.
- 04 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.

Your next steps

Built from this report's findings. Bring these to the viewing, the agent, and your solicitor.

ASK THE ESTATE AGENT

- 01 Has a radon test ever been carried out here? If so, can you share the result?

- 02 What broadband provider and speed does the current owner actually get here?

- 03 Is there a time of day or week when road or other noise is noticeably worse?

- 04 What are realistic peak-time commute options from here?

- 05 Is the BER certificate current, and what heating upgrades (if any) have been done since it was issued?

- 06 Has the property or street had any break-ins or antisocial behaviour issues?

BRIEF YOUR SOLICITOR

- 01 Confirm good marketable title and that the property sold matches the mapped folio boundary.

- 02 Request evidence of planning permission / exemption for any extensions or attic conversions.

- 03 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.

Sources & disclaimer

Every figure in this pack traces back to an agency below. Confidence describes how directly we sourced the underlying record.

DATA SOURCES

AGENCY	RETRIEVED	CONFIDENCE
OPW floodinfo.ie	12 Jun 2026	API DERIVED
EPA	12 Jun 2026	VERIFIED
SEAI	12 Jun 2026	VERIFIED
Property Price Register	12 Jun 2026	VERIFIED
Local Authority	12 Jun 2026	VERIFIED
ComReg	12 Jun 2026	VERIFIED
Dept of Education	12 Jun 2026	VERIFIED
CSO	12 Jun 2026	COUNTY ESTIMATE
GSI	12 Jun 2026	COUNTY ESTIMATE
OPW / GSI	12 Jun 2026	COUNTY ESTIMATE
NTA / TFI	12 Jun 2026	VERIFIED
HSE	12 Jun 2026	API DERIVED
Revenue.ie	12 Jun 2026	VERIFIED
CSO SAPS + Google Places + Sport Ireland	12 Jun 2026	API DERIVED
Synthesised (BER + LPT + Flood + Coastal + Radon)	12 Jun 2026	API DERIVED

DISCLAIMER

This report is produced for informational purposes only and does not constitute professional, legal, financial, or planning advice. PropertyPack compiles data from Irish government agencies, public registers, and published data sources; while we take reasonable care to ensure accuracy, we make no warranty of completeness, timeliness, or fitness for a particular purpose. Always consult qualified professionals, such as a solicitor, surveyor, and mortgage advisor, before making any property purchase decision. The authoritative record of any underlying fact is the source agency, not this report. Data may be updated between the time of generation and your purchase decision; re-run the report or verify with the source if in doubt.

PROPERTYPACK.IE · 12 JUNE 2026

CONFIDENCE KEY

- VERIFIED** direct record for this property ·
- API DERIVED** live public API aggregation ·
- COUNTY ESTIMATE** county-level data, not property-specific

PROPERTYPACK
PROPERTY RISK INTELLIGENCE

*Every figure in this pack was checked against
the official record, so you can bid on Y35 ...
with your eyes open.*

17

CHECKS SCORED

15

OFFICIAL SOURCES

60s

TO REGENERATE

Public data moves: planning files open, sales close, certs renew. If weeks pass between this pack and your bid, re-run the address at propertypack.ie before you commit.

House-hunting with someone? Share this pack, and point them at propertypack.ie for the next property on the list.



SCAN TO CHECK YOUR NEXT PROPERTY

PROPERTYPACK.IE · GENERATED 12 JUNE 2026