

Introduction

Property Information

- Property Summary
- Gallery
- Floor Plans
- Local Property Tax
- Freehold Status
- Planning Information
- Property Price Register
- BER Information

Maps

- Satellite Map
- Flood Info
- Radon Info

Services

- Mobile Coverage
- Broadband
- TV

Local Area Info

- Local Transport
- Major Transport
- Schools
- Local Eateries
- Local Amenities

Find us on social or get in touch:



8 Springfield Drive, Naas, County Kildare, W23 CC66



This report was prepared for the sole use of Noel Tate on 08th February 2023.
It is prohibited to reproduce or use this document for commercial purposes.



Introduction

Property Information

- Property Summary
- Gallery
- Floor Plans
- Local Property Tax
- Freehold Status
- Planning Information
- Property Price Register
- BER Information

Maps

- Satellite Map
- Flood Info
- Radon Info

Services

- Mobile Coverage
- Broadband
- TV

Local Area Info

- Local Transport
- Major Transport
- Schools
- Local Eateries
- Local Amenities

Find us on social or get in touch:



Introduction

Welcome to your Home Hunter Report!

We believe that in order to make the best decisions it is important to have as much information as possible.

Within your Home Hunter Report we hope to give you an overview of information we have gathered on the property you are interested in as well as providing you with a summary of services available to this property and local area information.

The information collated in the report is all sourced from 3rd party sources who we cite and link to where possible.

There are many factors that should be considered before you make an offer and commit to buying a new property. Never underestimate the importance of knowing vital property-specific and local area information. It can make or break your purchase. Our mission is to help home buyers make confident decisions.

This report will provide you with the relevant information, advice and tools you need for the best chance of a successful property negotiation and stress-free move.

From the sold prices of similar properties, to transport links and local schools, this report provides comprehensive information on everything you need to know, all in one place. It also includes vital property details, including Local Property tax (LPT), Flood information as well as TV and Broadband services available to the property.

We have also added advice throughout on how to use this data to your advantage. Please note that this report does not constitute legal advice and you should always discuss any concerns or questions with your solicitor.

Wishing you the very best of luck with your hunt!

The Home Hunter Team.

Introduction



Property Information

- Property Summary
- Gallery
- Floor Plans
- Local Property Tax
- Freehold Status
- Planning Information
- Property Price Register
- BER Information

Maps

- Satellite Map
- Flood Info
- Radon Info

Services

- Mobile Coverage
- Broadband
- TV

Local Area Info

- Local Transport
- Major Transport
- Schools
- Local Eateries
- Local Amenities

Find us on social or get in touch:



How to use this Report

This section of your report gives you full insight into the property you're interested in. It contains a variety of images of the area - from street scene to county - and where possible, a look inside the property and the property boundary Title Plan, as held by the Land Registry.

Here's our advice on how to use this information to your advantage:

Before a Viewing

Clever photography and the omission of certain details can often occur in sales material; be it conscious or mere coincidence. Here you get an overview of the immediate surrounding area of a property. If you're not overly familiar with a location, it's worth ahead of any viewings comparing the images and description provided in the sales details with the reality of the surrounding area. This can save you valuable time on wasted viewings.

After a Viewing

A review of the photos is a good point of reference after a viewing. If you've viewed a number of properties in the same day it can be hard to recall the details. Using these images will help you to recall location features and support your choice on whether to dismiss, second view or make an offer.

The extract Local Property Tax, Freehold status and Planning Records can seem complex at first glance, but it contains some very useful information that may wish to review ahead of making any offers.

It's useful to compare this information with what you've been told, and ensure there are no anomalies. Equally if you are considering making an offer, it can sometimes be useful to know what the price of houses that have sold locally in the past number of years for comparison. This will help you form an opinion on what is a reasonable price.



Introduction

Property Information

Property Summary

- Gallery
- Floor Plans
- Local Property Tax
- Freehold Status
- Planning Information
- Property Price Register
- BER Information

Maps

- Satellite Map
- Flood Info
- Radon Info

Services

- Mobile Coverage
- Broadband
- TV







Local Area Info

- Local Transport
- Major Transport
- Schools
- Local Eateries
- Local Amenities

Find us on social or get in touch:



Key Features

 Property Type	 Bedrooms	 Bathrooms	 Property Size	 Parking	 Outdoor Space
End of Terrace House	3 beds	2 baths	79m ²	Yes	Yes

Key Details

 Freehold Status	 Local Property Tax	 Radon Risk
FREEHOLD	€315	1 in 20

Property Price

Asking Price





€280,000

Property BER

BER C2

Mobile, Broadband & TV

Mobile 4G Signal

	Very Good
	Good
	Good
	Good

Broadband

7 Providers with a download speed of 1Gb/s




Television

4 Providers including SoarView



Introduction

Property Information

- Property Summary
-  **Gallery**
- Floor Plans
- Local Property Tax
- Freehold Status
- Planning Information
- Property Price Register
- BER Information

Maps

- Satellite Map
- Flood Info
- Radon Info

Services

- Mobile Coverage
- Broadband
- TV

Local Area Info

- Local Transport
- Major Transport
- Schools
- Local Eateries
- Local Amenities

Find us on social or get in touch:



Here are some up-to-date images of the property to refresh your memory and give you another look. These are taken from the estate agent's website, so it's important to remember they'll be deliberately showcasing the property in its best light. Particular aesthetics can be changed, the home will look very different with someone else living in it!



Introduction

Property Information

- Property Summary
- Gallery
- Floor Plans
- Local Property Tax
- Freehold Status
- Planning Information
- Property Price Register
- BER Information

Maps

- Satellite Map
- Flood Info
- Radon Info

Services

- Mobile Coverage
- Broadband
- TV

Local Area Info

- Local Transport
- Major Transport
- Schools
- Local Eateries
- Local Amenities

Find us on social or get in touch:

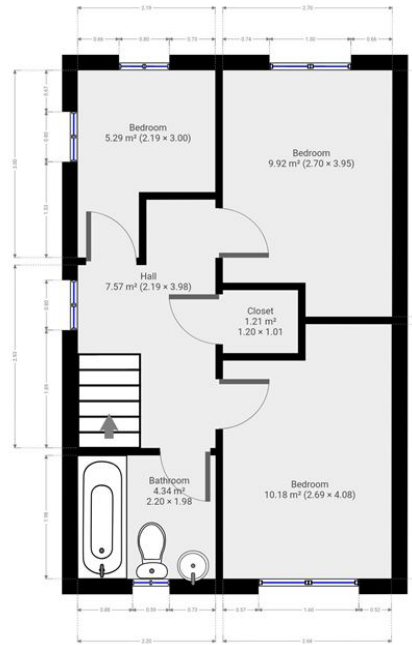


Floor Plans

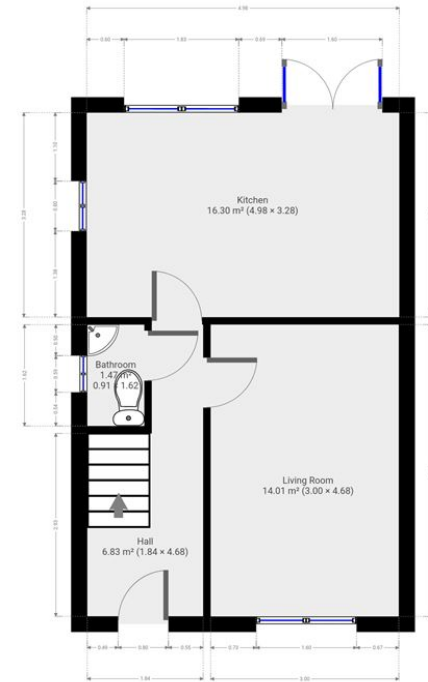
Floor plans are taken from the original listing and may not be accurate or to scale.

While the information here is helpful, there can be huge discrepancies in floor plans depending on how it's been measured.

This could affect the asking price. It is important to make sure you're fully aware of what the existing floor plan does and does not include.



*While every attempt has been made to ensure the accuracy of these floor plans, room areas and dimensions are approximate and for illustrative purposes only.



*While every attempt has been made to ensure the accuracy of these floor plans, room areas and dimensions are approximate and for illustrative purposes only.



Ask the estate agent to confirm exactly what space has been measured and ensure no unusable areas have been snuck in to boost the price.

Don't be afraid to arm yourself with a tape measure and a notepad for the house viewing!

Introduction

Property Information

- Property Summary
- Gallery
- Floor Plans
- **Local Property Tax**
- Freehold Status
- Planning Information
- Property Price Register
- BER Information

Maps

- Satellite Map
- Flood Info
- Radon Info

Services

- Mobile Coverage
- Broadband
- TV

Local Area Info

- Local Transport
- Major Transport
- Schools
- Local Eateries
- Local Amenities

Find us on social or get in touch:



Local Property Tax (LPT)

Local Property Tax is based on property value and helps to fund your local council.

This value is self declared and most people usually judge it based on the latest sale price of the property or similar properties nearby.

Therefore the LPT valuation for the next year should be based on the price the property sells for.

If you purchase the property during the year, you would need to refund the current owner pro-rata for a tax they have paid. Your solicitor will look after this during the sale agreed process. Your solicitor will take care of this.

LPT Based on 2022 Rates

Valuation Band	LPT Basic Annual Rate
€0 - €200,000	€90
€200,001 - €262,500	€225
€262,501 - €350,000	€315
€350,001 - €437,500	€405
€437,501 - €525,000	€495
€525,001 - €612,500	€585
€612,501 - €700,000	€675
€700,001 - €787,500	€765
€787,501 - €875,000	€855
€875,001 - €962,500	€945
€962,501 - €1,050,000	€1,035



Each local council can increase or decrease the property tax for it's residents by up to 15%.
 To get a full breakdown of your local property tax including local council adjustments, go to revenue.ie or your local council's website.

Introduction

Property Information

- Property Summary
- Gallery
- Floor Plans
- Local Property Tax

 Freehold Status

- Planning Information
- Property Price Register
- BER Information

Maps

- Satellite Map
- Flood Info
- Radon Info

Services

- Mobile Coverage
- Broadband
- TV

Local Area Info

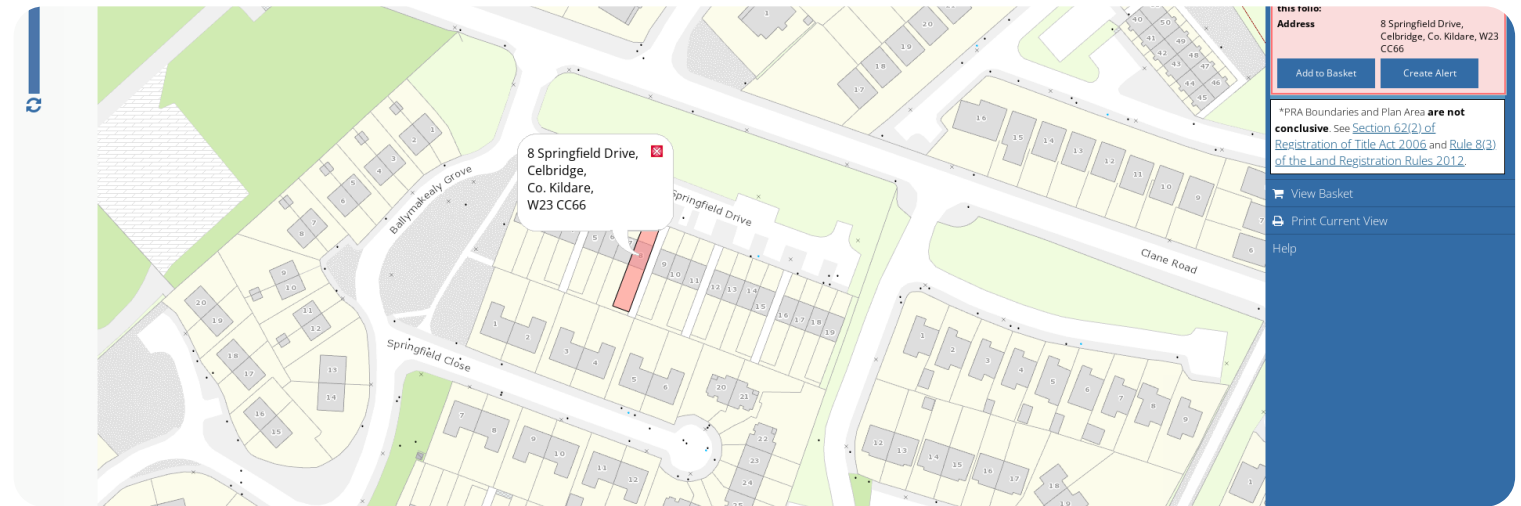
- Local Transport
- Major Transport
- Schools
- Local Eateries
- Local Amenities

Find us on social or get in touch:



Freehold Status

8 Springfield Drive, Naas, County Kildare, W23 CC66 is FREEHOLD.
 FREEHOLD means that the land the property is built on is owned by the property owner.



All apartments are Leasehold.
 If there are less than 70 years left on a Leasehold, a bank may require the current owner to purchase the Freehold before allowing drawdown.
 Always check with your solicitor as there can be many grey areas!

Introduction

Property Information

- Property Summary
- Gallery
- Floor Plans
- Local Property Tax
- Freehold Status

Planning Information

- Property Price Register
- BER Information

Maps

- Satellite Map
- Flood Info
- Radon Info

Services

- Mobile Coverage
- Broadband
- TV

Local Area Info

- Local Transport
- Major Transport
- Schools
- Local Eateries
- Local Amenities

Find us on social or get in touch:



Planning Information

Here you will be provided with the details and status of all registered planning applications within the area.



Make an offer, walk away, or negotiate?

Knowing about a future planning application of a neighbour, a property nearby or a decision that could negatively affect the property could save you time and money in the long-run. Having this detail in advance means you can do further research BEFORE you make a decision to submit an offer. Deciding to withdraw or renegotiate your offer once your solicitors' clock has started ticking will inevitably cost you.

Know what planning is getting approved in the area

You can also use this information to review what type of planning applications have been granted in the local area as a gauge as to what you could potentially undertake to extend, renovate or refurbish the property. Similarly, you can also see what types of planning applications have been refused in the local area. For full details we recommend you visit myplan.ie and search by Eircode to get the full details on planning permission applications in the area.

Always speak with your solicitor about any concerns you may have.

Introduction

Property Information

- Property Summary
- Gallery
- Floor Plans
- Local Property Tax
- Freehold Status

Planning Information

- Property Price Register
- BER Information

Maps

- Satellite Map
- Flood Info
- Radon Info

Services

- Mobile Coverage
- Broadband
- TV

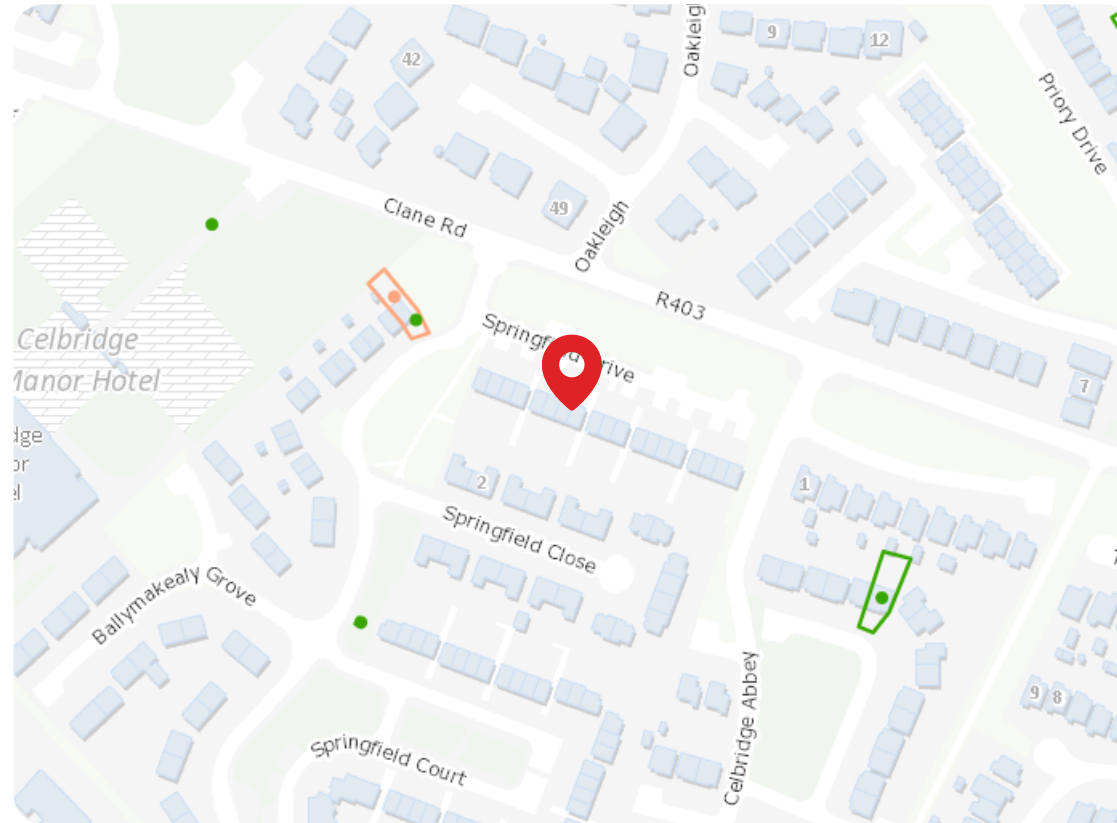
Local Area Info

- Local Transport
- Major Transport
- Schools
- Local Eateries
- Local Amenities

Find us on social or get in touch:



Planning Information



Planning Application Point Markers (2010 Onwards)

- ● Granted
- ● Refused
- ● Invalid
- ● Withdrawn
- ● See application for further detail

Planning Application Sites (2010 Onwards)

- Granted
- Refused
- Invalid
- Withdrawn
- See application for further detail

TOP TIPS



Your solicitor is responsible for organising a detailed planning search for your property and the surrounding area for anything which may impact the property.

Long-term planning records are available from the local city or county planning office, usually available through the county website or through their records office.

The ESRI compile all planning applications since 2010 into a single source which is available through myplan.ie

Introduction

Property Information

- Property Summary
- Gallery
- Floor Plans
- Local Property Tax
- Freehold Status
- Planning Information

Property Price Register

- BER Information

Maps

- Satellite Map
- Flood Info
- Radon Info

Services

- Mobile Coverage
- Broadband
- TV

Local Area Info

- Local Transport
- Major Transport
- Schools
- Local Eateries
- Local Amenities

Find us on social or get in touch:



Property Price Register

Looking at the sold prices of similar properties in the area is a great tool to help you make an offer. It can be difficult knowing where to start so use these as your guide.

No data was returned for properties sold since 2017 in this area. We recommend you visit www.PropertyPriceRegister.ie to conduct further analysis of the local area.

TOP
TIPS



The Property Price register was launched in 2010 and so sales before then are not registered.

Different properties on the same road can be very different. Google some addresses above to get an idea what the house is like from Google Street View or you might even find some old estate agent listings!

Introduction

Property Information

- Property Summary
- Gallery
- Floor Plans
- Local Property Tax
- Freehold Status
- Planning Information
- Property Price Register

BER Information

Maps

- Satellite Map
- Flood Info
- Radon Info

Services

- Mobile Coverage
- Broadband
- TV

Local Area Info

- Local Transport
- Major Transport
- Schools
- Local Eateries
- Local Amenities

Find us on social or get in touch:



BER Information

The BER calculation was developed for Ireland and takes into account the Irish climate, construction types, heating systems and occupancy patterns. Anyone selling a second-hand home in Ireland must provide a BER Certificate.

What is BER (Building Energy Rating)?

A Building Energy Rating (BER) Certificate helps you to understand the energy efficiency of a home. It is a good indicator of how much you will spend and how much carbon you will produce to heat the home to a comfortable level.

The rating scale looks like the energy rating labels for household appliances. It rates the home on a scale from A-G:

- A-rated homes are the most energy-efficient and comfortable; They tend to have the lowest energy bills
- G-rated homes are the least energy-efficient; They typically require a lot of energy to heat the home and have the highest energy bills



How is BER Calculated?

The BER energy rating is based on the building itself, mainly its space and hot water heating, ventilation, lighting as well as its fabric and installed systems, and is not an operational rating based on the energy consumption of the occupants. This allows prospective buyers or tenants to objectively compare the energy performance of different dwellings on a like for like basis.

The BER assessor will survey each room in the house, including the attic and garage, if present. They will record the survey data in a survey form. The information they collect includes:

- The building's construction type
- Year of construction of original dwelling and any extensions
- Floor dimensions, room height, window and door sizes
- Building's orientation
- Insulation levels within the walls, roof and floor
- Details of the space heating systems and heating controls
- Hot water systems and water cylinders
- Ventilation characteristics such as vents, fans and draft lobbies
- Baths and showers
- Lighting
- Any renewable systems

Introduction

Property Information

- Property Summary
- Gallery
- Floor Plans
- Local Property Tax
- Freehold Status
- Planning Information
- Property Price Register

BER Information

Maps

- Satellite Map
- Flood Info
- Radon Info

Services

- Mobile Coverage
- Broadband
- TV

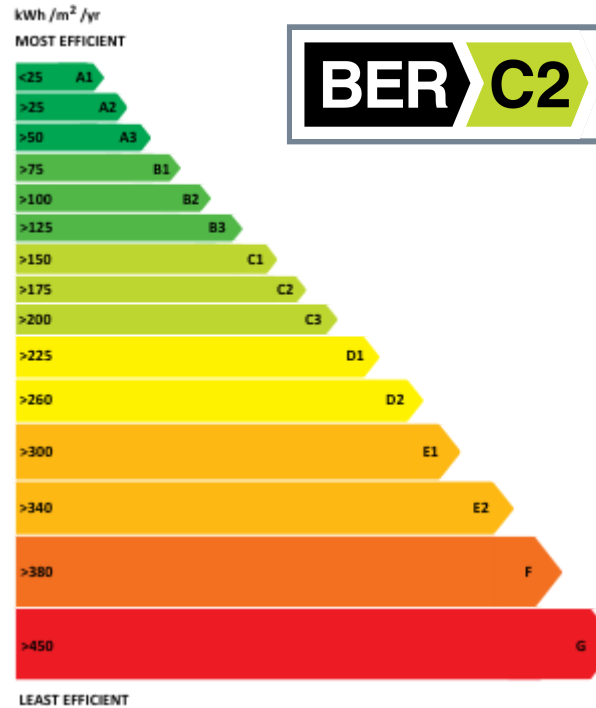
Local Area Info

- Local Transport
- Major Transport
- Schools
- Local Eateries
- Local Amenities

Find us on social or get in touch:



BER Rating for this Property



Understanding BER

Anyone selling a second-hand home in Ireland must provide a BER Certificate. This certificate is valid for up to 10 years, unless the owner makes changes that will impact the dwelling's energy performance - a new house extension or a new heating system for example. At that point, a new BER assessment and certification is required.

As a guide, you may use the below chart to estimate fuel costs for properties of different sizes and BER ratings.

TOP TIPS

After you purchase a property, you may be eligible for a grant to insulate it, upgrade your heating system or install solar energy systems for electricity or hot water. Typically, the grant covers about one third of the cost of works. Check out www.seai.ie for full details.

Estimated Fuel Costs For Each BER Rating

Property Type	Area (m²)	A	B	C	D	E	F	G
3 Bed Semi-D	100m²	€380	€800	€1,300	€1,850	€2,450	€3,200	€4,000
4 Bed Semi-D	150m²	€560	€1,100	€1,900	€2,850	€3,750	€4,700	€5,900
Detached House	200m²	€800	€1,500	€2,600	€3,800	€5,000	€6,300	€7,900
Large House	300m²	€1,000	€2,300	€3,900	€5,650	€7,450	€9,500	€11,900

The estimated annual fuel costs are based on a typical occupancy and heating of the house to a comfortable level. (source: SEAI August 2022)

Introduction

Property Information

- Property Summary
- Gallery
- Floor Plans
- Local Property Tax
- Freehold Status
- Planning Information
- Property Price Register

BER Information

Maps

- Satellite Map
- Flood Info
- Radon Info

Services

- Mobile Coverage
- Broadband
- TV

Local Area Info

- Local Transport
- Major Transport
- Schools
- Local Eateries
- Local Amenities

Find us on social or get in touch:



Improving the BER of a Property

When planning energy upgrades to your home, it is recommended aiming for a B2 rating. This rating will give you the most energy savings for the money you invest. These types of energy upgrades focus on reducing heat loss and installing an efficient heating system. Then if wanted, you can install technologies such as a heat pump or solar panels to further improve your BER.

Benefits of upgrading your home

INCREASE
your home's
value



INCREASE
your home's
comfort



REDUCE
your home's
bills



Prioritise your Upgrades

We recommend you prioritise your upgrades so that each step builds on what has been done before. That way, if you decide to carry out the first two steps you maximise the benefit from the work completed.

1. Insulate your home

This is the first, key step. Improving the insulation in your attic and walls keeps valuable heat in your home. This is sometimes referred to as a 'fabric first' approach.

2. Heating system

Once the insulation is in place you should replace any old, inefficient boilers with a heat pump that uses renewable energy. A dwelling should have low heat loss to ensure the heat pump works efficiently otherwise, a newer more efficient boiler may be a better option.

3. Generate / Renewables

When your home is fully insulated and has high efficiency heating you can install rooftop solar panels. These can heat hot water or generate electricity. In some cases, these can be efficient enough to produce the majority of your hot water which dramatically reduces your energy costs throughout the year.

Simple Measures

If you are not in a position to undertake the more significant works in your home, there are simple measures that you can take to improve your BER.

1. Draught-proofing

Draught-proofing, fitted to windows, doors and loft or attic hatches, improves airtightness and thermal comfort, reduces heat loss, improves noise insulation and reduces dust ingress.

2. Lighting

Correct lighting levels are essential for visual comfort, safety and for aesthetic effects. Fit efficient electric lighting and maximise the use of daylight.

3. Hot water cylinder insulation

Hot water cylinders without insulation or poorly insulated should be fitted with a hot water cylinder jacket. Replacement hot water cylinders should be factory insulated.

4. Hot water cylinder thermostat

Set your water heating to 65°C on your immersion heating so that you don't waste energy by overheating water. Fit a cylinder thermostat if the hot water is being heated by the central-heating boiler.

Introduction

Property Information

- Property Summary
- Gallery
- Floor Plans
- Local Property Tax
- Freehold Status
- Planning Information
- Property Price Register
- BER Information

Maps

[Satellite Map](#)

- Flood Info
- Radon Info

Services

- Mobile Coverage
- Broadband
- TV

Local Area Info

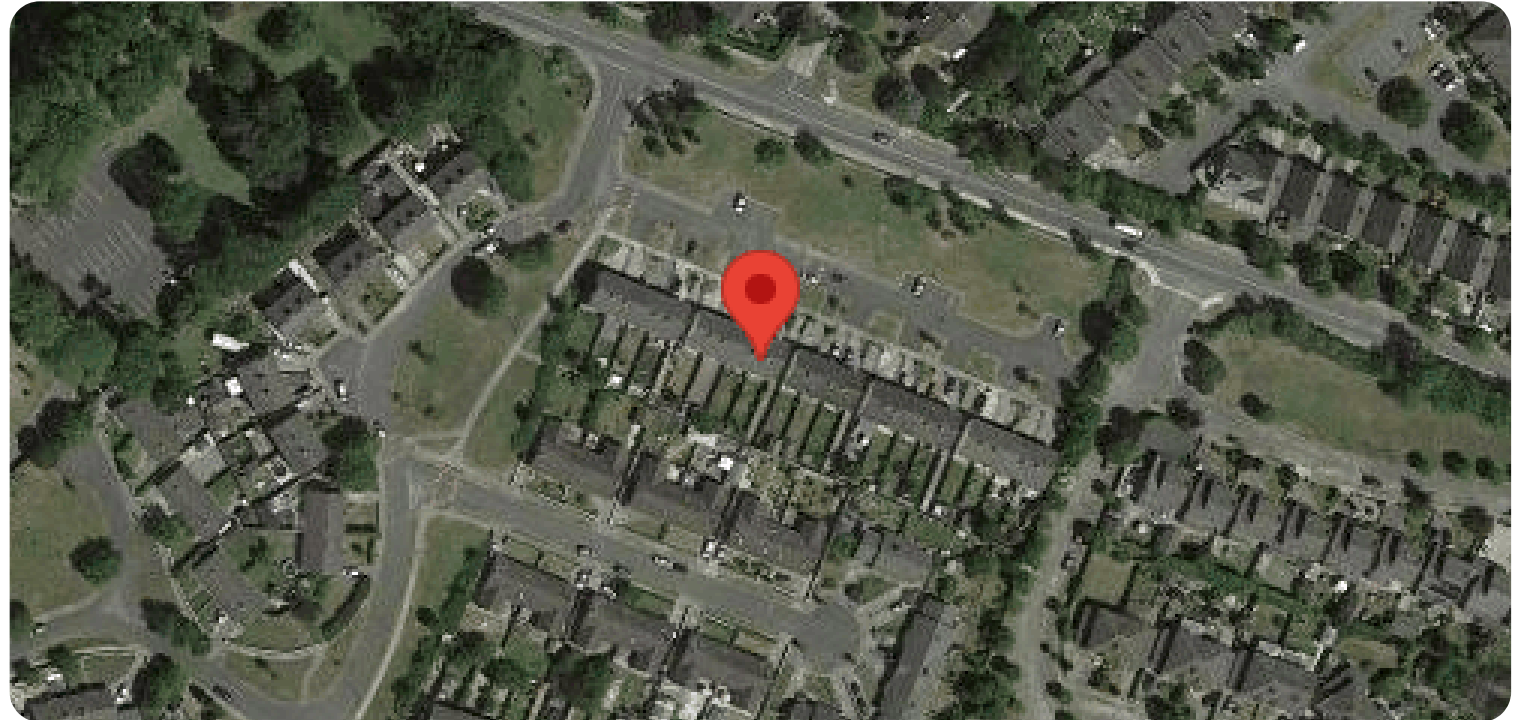
- Local Transport
- Major Transport
- Schools
- Local Eateries
- Local Amenities

Find us on social or get in touch:



Satellite Map

This is a satellite map of the property so that you can get a sense of the area including any large structures near by.



TOP TIPS



If you don't know the area well, Google Maps and Streetview can be a great source for exploring the area and checking what is nearby.


If you spot anything unusual, take note of it and check it out after you have viewed the property!

Introduction

Property Information

- Property Summary
- Gallery
- Floor Plans
- Local Property Tax
- Freehold Status
- Planning Information
- Property Price Register
- BER Information

Maps

- Satellite Map
-  **Flood Info**
- Radon Info

Services

- Mobile Coverage
- Broadband
- TV

Local Area Info

- Local Transport
- Major Transport
- Schools
- Local Eateries
- Local Amenities

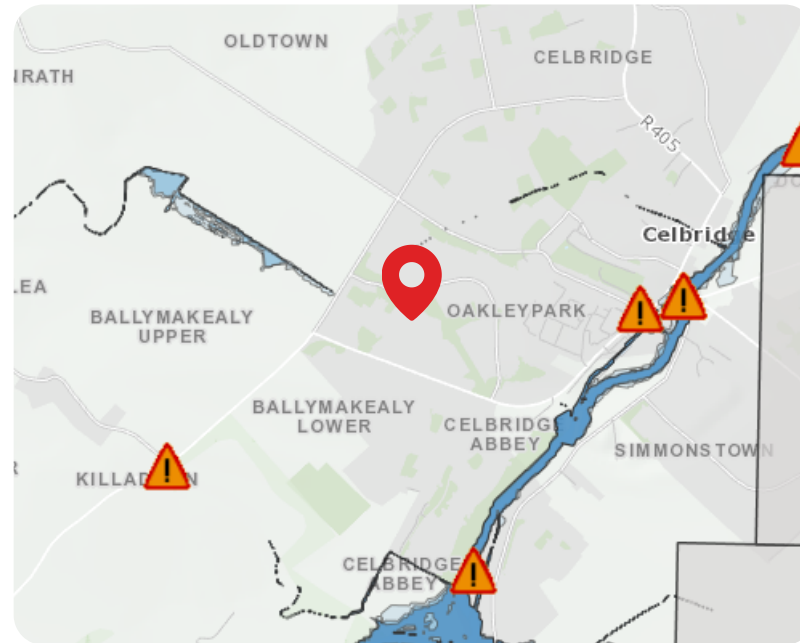
Find us on social or get in touch:



Flood Risk Information

The Flood Maps are not creating new flood risk, but they are, for the first time, setting out the extent of the exposure to flood risk in many communities, as part of the Government's strategy to plan for the most effective schemes and solutions to manage this risk. Therefore, the Flood Maps may highlight areas at risk of flooding that have no past experience of flooding. This should not be interpreted to mean that the areas will flood, just that there is a chance that may flood in the future.

The OPW has assessed and mapped the flood extents, hazard and risk for a range of flood events from frequent, minor flood events up to very rare, extreme events.



Legend

- Orange triangle** – A 'Past Flood Event' is defined as the occurrence of recorded flooding at a given location on a given date or on a recurring basis.
- Light blue shading** – Low probability – Extent of land that might be flooded by rivers in a very extreme flood event. Low Probability flood events have an indicative 1-in-a-1000 chance of occurring or being exceeded in any given year.
- Mid blue shading** – Medium probability – Extent of land that might be flooded by rivers in a severe flood event. Medium Probability flood events have an indicative 1-in-a-100 chance of occurring or being exceeded in any given year.
- Dark blue shading** – High probability – Extent of land that might be flooded by rivers in a moderate flood event. High Probability flood events have an indicative 1-in-a-10 chance of occurring or being exceeded in any given year.

More flood information can be found [here](#).

TOP TIPS



If according to www.floodinfo.ie the property is close to an area that is vulnerable to flooding, you should ask your legal adviser about this and check with your insurer to make sure that they will cover a property in this location. If not, it may affect the saleability of the property.

Introduction

Property Information

- Property Summary
- Gallery
- Floor Plans
- Local Property Tax
- Freehold Status
- Planning Information
- Property Price Register
- BER Information

Maps

- Satellite Map
- Flood Info

Radon Info

Services

- Mobile Coverage
- Broadband
- TV

Local Area Info

- Local Transport
- Major Transport
- Schools
- Local Eateries
- Local Amenities

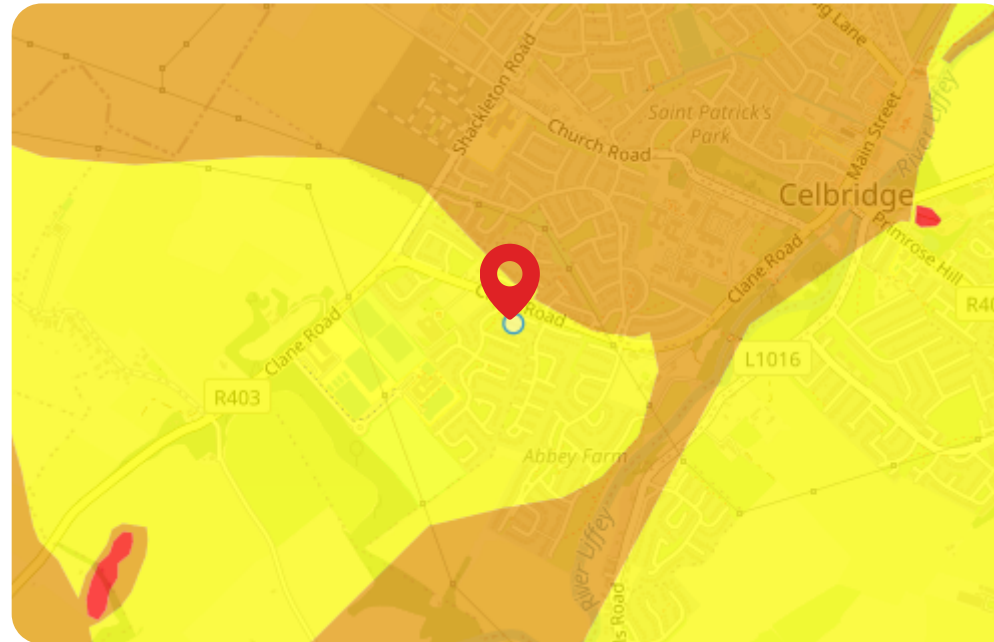
Find us on social or get in touch:



Radon Map

In some parts of the country, a naturally occurring and invisible radioactive gas called Radon can build up in properties. In the worst cases, this can be a safety hazard. Radon is a radioactive gas that causes about 350 cases of lung cancer in Ireland each year.

Radon can enter your home from the ground and build up to high levels indoors. Homes in some parts of the country are more likely to have a Radon problem than others. These are called High Radon Areas and are shown in red on the radon map. A High Radon Area is any area where it is predicted that more than 10% of homes will exceed the Reference Level of 200 Becquerels per cubic metre (Bq/m³).



Radon testing is carried out by placing 2 small detectors in your home for 90 days. These are then sent to a lab for testing which will confirm if the property has dangerous levels of Radon or not.

Radon risk

About 1 in 20 homes in this area is likely to have high radon levels

More radon information can be found [here](#).

TOP TIPS



Even if your property is in a low risk area, it is recommended to have a radon test carried out on your home after you move in. These are inexpensive and non intrusive, but take 3 months to complete!

If you want more information on Radon gas, you should contact the Environmental Protection Agency (EPA). Their website is [epa.ie](#)

Introduction


Property Information

- Property Summary
- Gallery
- Floor Plans
- Local Property Tax
- Freehold Status
- Planning Information
- Property Price Register
- BER Information

Maps

- Satellite Map
- Flood Info
- Radon Info

Services

-  **Mobile Coverage**
- Broadband
- TV

Local Area Info

- Local Transport
- Major Transport
- Schools
- Local Eateries
- Local Amenities

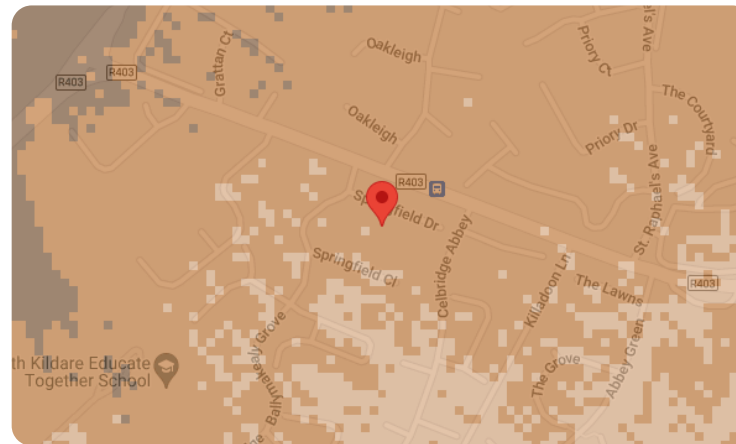
Find us on social or get in touch:



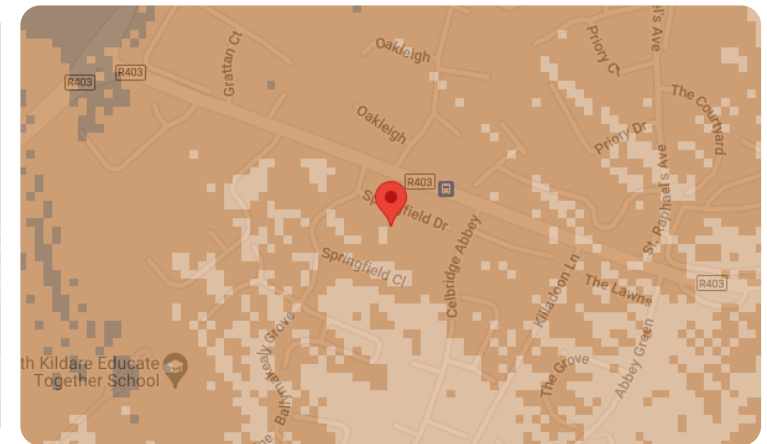
Mobile Coverage

The mobile coverage maps are for information purposes only. The results produced are for illustrative purposes only and the actual user experience may, depending upon the particular circumstances of the user, differ considerably from the results shown on the Coverage Map.

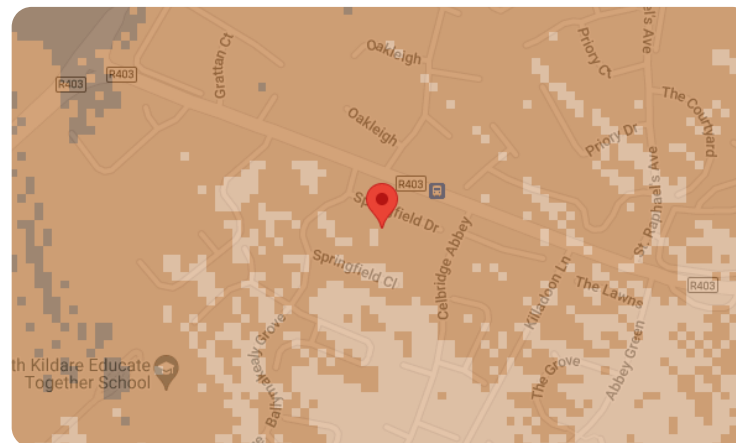
Legend



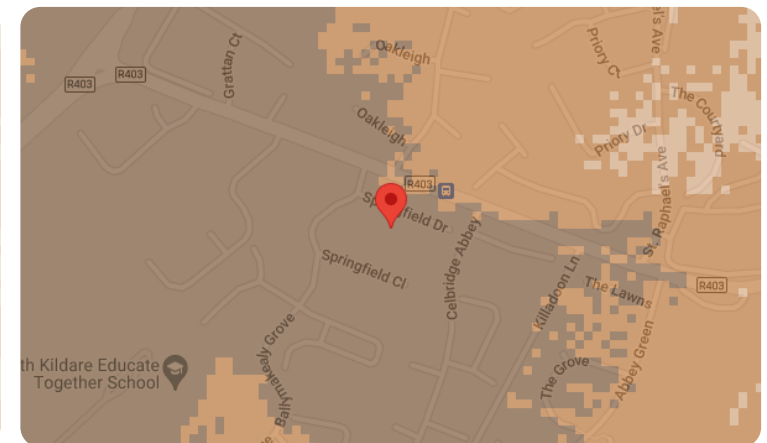
Good



Good



Good



Very Good

Introduction

Property Information

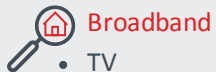
- Property Summary
- Gallery
- Floor Plans
- Local Property Tax
- Freehold Status
- Planning Information
- Property Price Register
- BER Information

Maps

- Satellite Map
- Flood Info
- Radon Info

Services

- Mobile Coverage



Local Area Info


- Local Transport
- Major Transport
- Schools
- Local Eateries
- Local Amenities

Find us on social or get in touch:



Broadband

With so many people working from home and streaming becoming the main source of how we consume entertainment, a fast Broadband connection is more important than ever! Ireland has 4 major broadband Networks. All Service Providers operate on one or more of these networks.

Network availability		Service providers		
Virgin Media	Available	<p>These are the service providers who have packages available for this area.</p> 		
National Broadband Ireland	Unavailable			
SIRO	Unavailable			
openeir fibre	Available			
openeir legacy	Available			
Speed				
The maximum speed offered	1Gb/s			

TOP TIPS



Siro is Ireland's newest fibre broadband service and is in its early stages of rollout. siro.ie will give details of what areas are being worked on next.

If the Service Provider you prefer is not available above, give their support line a call as ask! They may have recently covered the area or have plans to do so in the near future.

Introduction

Property Information

- Property Summary
- Gallery
- Floor Plans
- Local Property Tax
- Freehold Status
- Planning Information
- Property Price Register
- BER Information

Maps

- Satellite Map
- Flood Info
- Radon Info

Services

- Mobile Coverage
- Broadband



TV

Local Area Info

- Local Transport
- Major Transport
- Schools
- Local Eateries
- Local Amenities

Find us on social or get in touch:



TV

These are the available TV providers in the area.:

Service providers



TOP TIPS



If you are already with a TV package provider that you are happy with then simply contact them to see if they can move your services to the new location and if they will do you a deal.

Check out comparison sites like bonkers.ie or switcher.ie for the best deals!

Introduction

Property Information

- Property Summary
- Gallery
- Floor Plans
- Local Property Tax
- Freehold Status
- Planning Information
- Property Price Register
- BER Information

Maps

- Satellite Map
- Flood Info
- Radon Info

Services

- Mobile Coverage
- Broadband
- TV

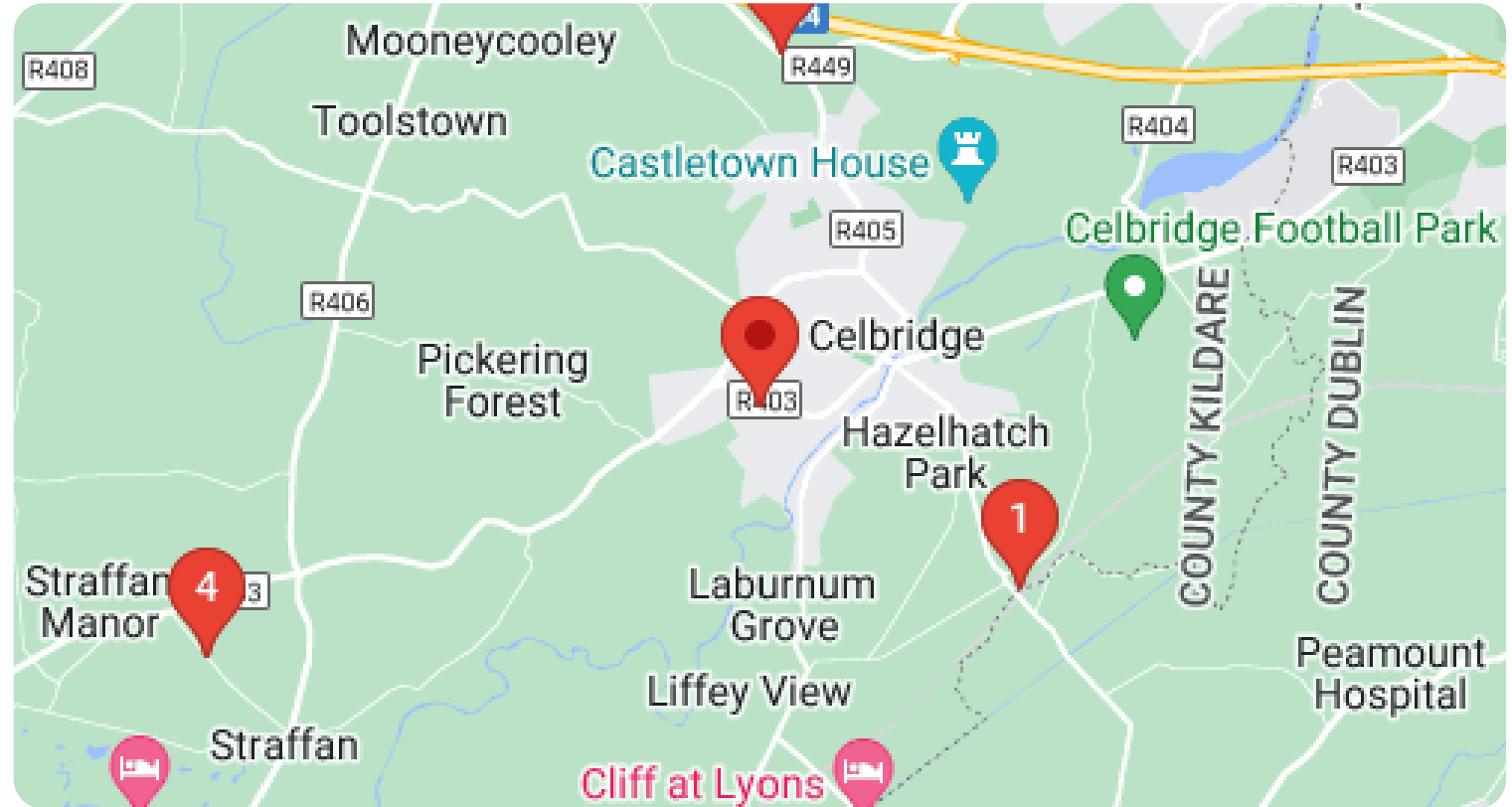
Local Area Info

- 🔍 Local Transport
 - Major Transport
 - Schools
 - Local Eateries
 - Local Amenities

Find us on social or get in touch:



Local Transport



Transport Type	Name	Distance
1. Train Station	Hazelhatch and Celbridge	2.42 km
2. Bus Station	Salesian College	2.68 km
3. Bus Station	Lough na Mona, stop 7712	4.28 km
4. Bus Station	New Road	4.63 km
5. Train Station	Leixlip (Louisa Bridge)	5.00 km

Introduction

Property Information

- Property Summary
- Gallery
- Floor Plans
- Local Property Tax
- Freehold Status
- Planning Information
- Property Price Register
- BER Information

Maps

- Satellite Map
- Flood Info
- Radon Info

Services

- Mobile Coverage
- Broadband
- TV

Local Area Info

- Local Transport

Major Transport

- Schools
- Local Eateries
- Local Amenities

Find us on social or get in touch:



Major Transport



Airport	Distance
1. Dublin Airport	23.21 km
2. Shannon Airport	173.56 km
3. Cork Airport	211.19 km
4. Belfast Airport	148.50 km
5. Knock Airport	162.18 km

Introduction

Property Information

- Property Summary
- Gallery
- Floor Plans
- Local Property Tax
- Freehold Status
- Planning Information
- Property Price Register
- BER Information

Maps

- Satellite Map
- Flood Info
- Radon Info

Services

- Mobile Coverage
- Broadband
- TV

Local Area Info

- Local Transport
- Major Transport

Schools

- Local Eateries
- Local Amenities

Find us on social or get in touch:



Schools Information

Moving to a new area can be even more complex if you've got kids in school, or are planning to start school in the next few years. Knowing what schools are in the area and how far they are away can be a factor in deciding if the property is right for you!



Choosing a School

You should gather as much information as possible about the schools in which you are interested. Schools can vary quite considerably in how they operate and the emphasis they put on areas such as exams, sports, the arts, personal development, religion, social affairs, European languages and practical skills acquisition.

Talk to teachers and, if possible, to other parents in order to see whether the school is likely to meet the needs of your particular child.

Some schools will have a waiting list. You will need to investigate the enrolment policy of the school in which you are interested and you should plan the enrolment of your child well in advance.

If you are planning to remain abroad and to send your child to an Irish school as an overseas student, you can choose from a range of fee-paying secondary schools (such as a boarding school or a day secondary school) that arrange accommodation and guardianship, as appropriate.

Applying to a School

You should apply to the school in writing. If they have an application form, complete the form or apply by letter.

All primary schools must publish an admissions notice and an admissions policy. The admissions notice tells you:

- When the school will start accepting applications for the year (when to apply)
- When you will get the decision on your application
- When you must accept a place

The admissions policy describes the rules the school will follow for selecting students and how they make their decisions. It also states what happens if the school is over-subscribed.

Introduction

Property Information

- Property Summary
- Gallery
- Floor Plans
- Local Property Tax
- Freehold Status
- Planning Information
- Property Price Register
- BER Information

Maps

- Satellite Map
- Flood Info
- Radon Info

Services

- Mobile Coverage
- Broadband
- TV

Local Area Info

- Local Transport
- Major Transport

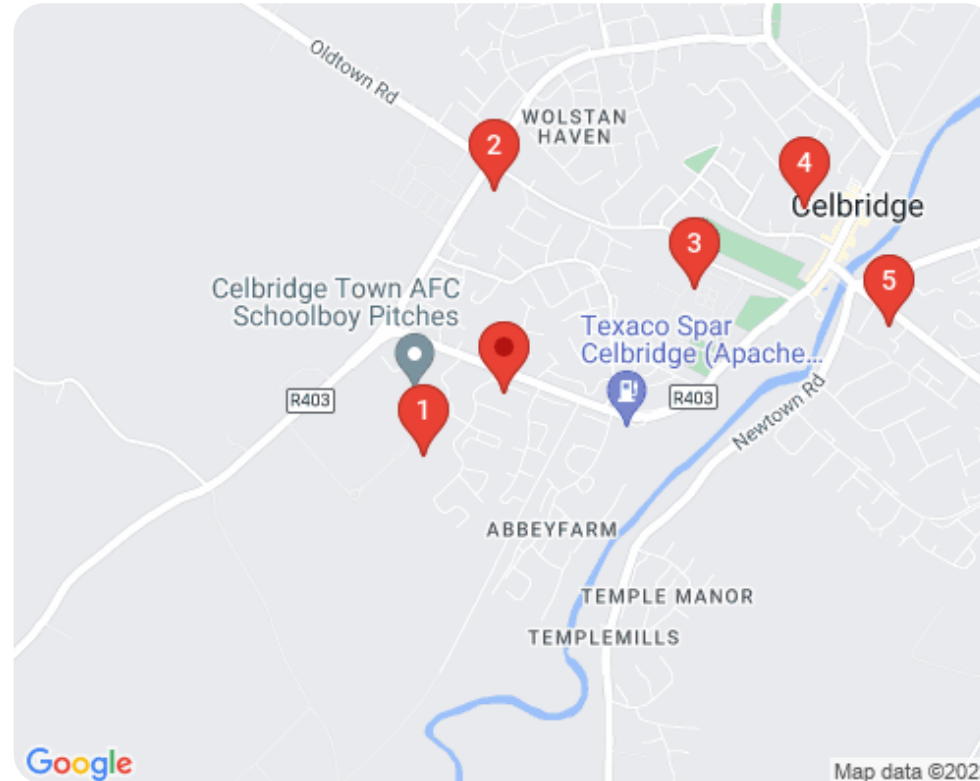
Schools

- Local Eateries
- Local Amenities

Find us on social or get in touch:



Primary Schools



National schools are state-funded. They often use the initial letters below with the school's name to describe them as a national school:
 NS - National School
 GNS - Girls' National School
 BNS - Boys' National School
 SN - Scoil Naisiúnta

Some schools use the Irish form of their name, such as Scoil Bhríde NS. However, a school with an Irish name does not mean they teach through Irish.

Gaelscoileanna are schools that teach through Irish. Gaelscoileanna are state funded. They often have the word Gaelscoil in their title.

1. NKETNS Clane Road, Celbridge, Co. Kildare,	Mixed	0.30 km
2. SCOIL NA MAINISTREACH Oldtown Road, Celbridge, Co. Kildare,	Mixed	0.59 km
3. ST RAPHAELS SCHOOL CELBRIDGE CLANE ROAD, CELBRIDGE, Co. Kildare,	Mixed	0.63 km
4. Scoil Naomh Bríd Main Street, Celbridge, Co. Kildare,	Single Sex Schools	1.02 km
5. Primrose Hill National School Hazelhatch Road, Celbridge, Co. Kildare,	Mixed	1.13 km

Introduction

Property Information

- Property Summary
- Gallery
- Floor Plans
- Local Property Tax
- Freehold Status
- Planning Information
- Property Price Register
- BER Information

Maps

- Satellite Map
- Flood Info
- Radon Info

Services

- Mobile Coverage
- Broadband
- TV

Local Area Info

- Local Transport
- Major Transport

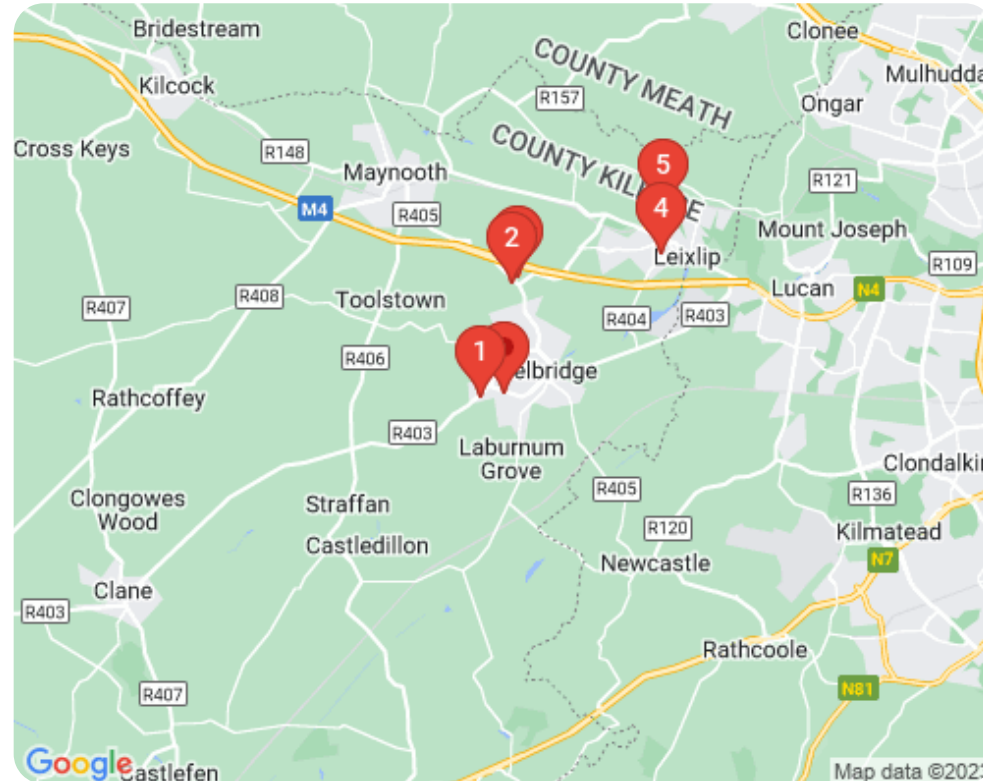
Schools

- Local Eateries
- Local Amenities

Find us on social or get in touch:



Secondary Schools



TOP TIPS

Some secondary schools may ask your child to sit an entrance exam, for which they will charge a fee.

The costs of fee-paying secondary schools can vary considerably. You will need to check with each individual school.

Whatever school you choose, you will need to pay for school books and, where appropriate, school uniforms. Usually, you will also have to pay for extra-curricular activities.

1. St Wolstans Community School Ballymakealy, Clane Rd, Celbridge, Co. Kildare	Girls	0.54 km
2. Salesian College Celbridge, Co. Kildare, ,	Boys	2.58 km
3. Celbridge Community School Moortown, Maynooth Road, Celbridge, Co. Kildare	Mixed	2.72 km
4. Colaiste Chiarain Celbridge Road, Leixlip, Co. Kildare,	Mixed	4.85 km
5. Confey College Confey, Leixlip, Co. Kildare,	Mixed	5.62 km

Introduction

Property Information

- Property Summary
- Gallery
- Floor Plans
- Local Property Tax
- Freehold Status
- Planning Information
- Property Price Register
- BER Information

Maps

- Satellite Map
- Flood Info
- Radon Info

Services

- Mobile Coverage
- Broadband
- TV

Local Area Info

- Local Transport
- Major Transport
- Schools

-  **Local Eateries**
- Local Amenities

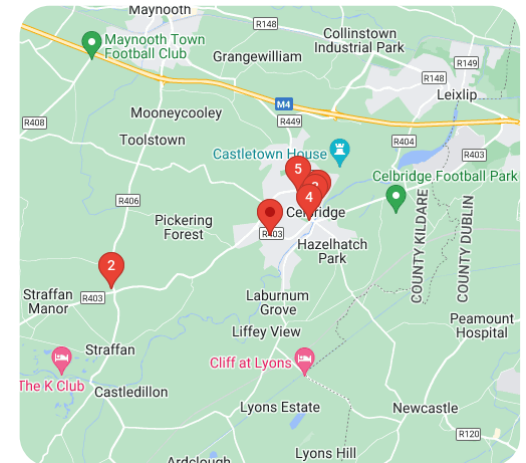
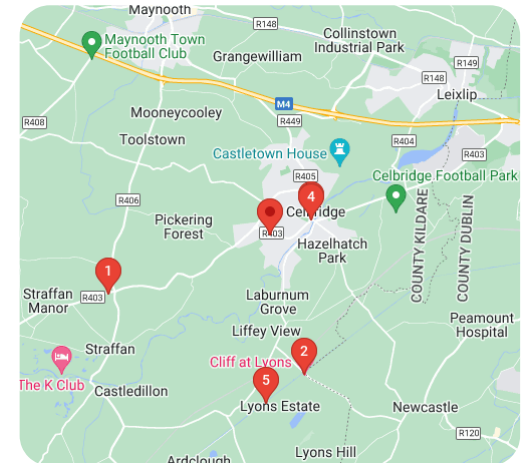
Find us on social or get in touch:



Local Eateries

Local Restaurants		
1. Barberstown Castle	4.6	664 reviews
2. Cliff at Lyons	4.6	497 reviews
3. The Village Inn Pub	4.6	932 reviews
4. Choy's Chinese Restaurant	4.5	75 reviews
5. The Orangery Restaurant	4.5	53 reviews

Top Takeaways!		
1. Michelangelo Restaurant	4.5	406 reviews
2. Victorian Tearooms	4.5	244 reviews
3. Koi Taste of Asia	4.3	30 reviews
4. Macari's Celbridge	4.2	151 reviews
5. The Smokin' Goat Celbridge	4.2	150 reviews



Introduction

Property Information

- Property Summary
- Gallery
- Floor Plans
- Local Property Tax
- Freehold Status
- Planning Information
- Property Price Register
- BER Information

Maps

- Satellite Map
- Flood Info
- Radon Info

Services

- Mobile Coverage
- Broadband
- TV

Local Area Info

- Local Transport
- Major Transport
- Schools
- Local Eateries



Find us on social or get in touch:



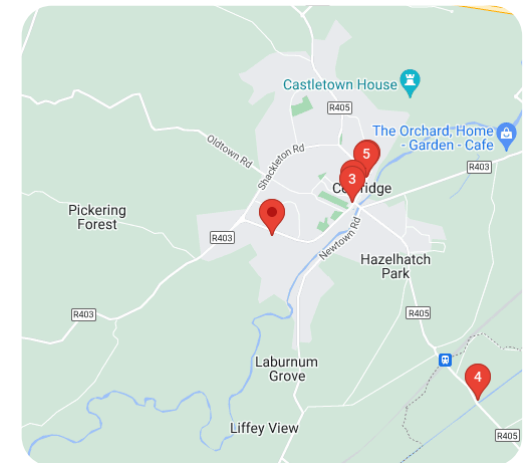
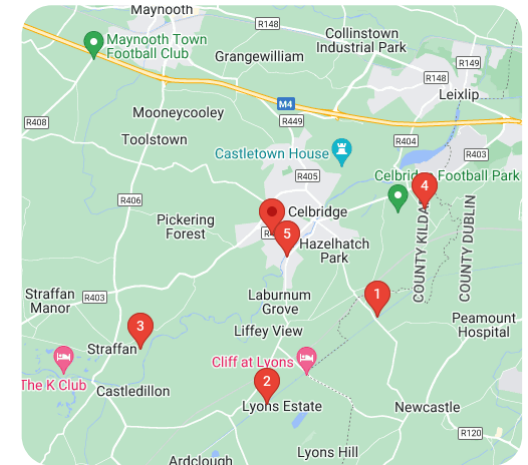
Local Amenities

Parks

1. Grand Canal Kildare walking trail	3.03 km
2. Aimsir Farm Tour	3.86 km
3. Steam Museum	3.97 km
4. Gate House	3.50 km
5. Temple Mills House	0.60 km

Pubs

1. Nest Wine and Coffee	4.8	★★★★★	24 reviews
2. O'Connor Bar Kildrough Lounge	4.6	★★★★★	222 reviews
3. The Village Inn Pub	4.6	★★★★★	932 reviews
4. The Hatch Pub McEvoy's	4.6	★★★★★	201 reviews
5. Michelangelo Restaurant	4.5	★★★★★	406 reviews



Introduction

Property Information

- Property Summary
- Gallery
- Floor Plans
- Local Property Tax
- Freehold Status
- Planning Information
- Property Price Register
- BER Information

Maps

- Satellite Map
- Flood Info
- Radon Info

Services

- Mobile Coverage
- Broadband
- TV

Local Area Info

- Local Transport
- Major Transport
- Schools
- Local Eateries
- Local Amenities

Find us on social or get in touch:



Thank you!

Thank you for downloading a Home Hunter Report!

We hope you feel armed with plenty of useful information that will help you make decisions on your next big move with confidence.

We would like to wish you the very best of luck in your home buying journey.

The Home Hunter Team

The Get House Podcast

Wherever you're at in the process, we recommend that you tune into our house buying podcast, The Get House Podcast.

In each episode, we speak with an expert from the house buying journey or someone who has been through the process themselves so they can share their best tips and advice with you!



GetHouseSurvey.ie

If you decide to proceed with the purchase of the property, we recommend our sister company, GetHouseSurvey.ie who will connect you with a surveyor in your area to complete a pre-purchase survey and give you a comprehensive overview of the condition of the property.



Introduction

Property Information

- Property Summary
- Gallery
- Floor Plans
- Local Property Tax
- Freehold Status
- Planning Information
- Property Price Register
- BER Information

Maps

- Satellite Map
- Flood Info
- Radon Info

Services

- Mobile Coverage
- Broadband
- TV

Local Area Info

- Local Transport
- Major Transport
- Schools
- Local Eateries
- Local Amenities

Find us on social or get in touch:



Disclaimer

The report collects a large amount of publicly available information from planning records, flood risk information to public amenities in the local area.

The information in the report is all sourced from 3rd party sources cited below. It should be noted that this report does not constitute legal advice and you should discuss any concerns or questions with your solicitor.

We make no claims or representations as to the accuracy, completeness, or truth of any material contained on our report. Nor are we liable for any errors in the content of the data on our report.

Information accessible on our websites may be derived from a variety of sources, so despite our best efforts there may be inaccuracies. We are not offering legal, commercial or other advice. If you need specific advice, you should always consult a suitably qualified professional. Links and references to other websites, organisations or people unconnected with Home Hunter Report are provided for convenience only and should not be taken as an endorsement by Home Hunter Report.

3rd Party Data Sources Include:



The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price. Home Hunter Report aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose. Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.

Copyright

Our Content is intended for individual, personal use only. You are permitted to use content delivered to you through our report. You may not copy, reproduce, distribute, or create derivative works from our content. Any other copying, distribution, storing or transmission of any kind, or any sort of commercial use of our content, is strictly prohibited without our prior written permission.

If you would like to use, or tailor, this or a similar document for commercial use then please contact info@HomeHunterReport.ie to discuss.