70 Parkgate Place, Parkgate Street, Dublin 8

D08 H2N7

What this check found. Each line is explained, with its source, later in the report.

Could change your mind

- **Conflict** Floor area: the advert says 42 m², the BER assessor measured 47.9 m² (14% more); ask the agent which is right, as it changes the price per m².
- **Risk** Built in 2001: within the 1991 to 2013 group of apartments covered by the interim fire-safety remediation scheme now running, and by the proposed broader scheme for fire safety, structural and water ingress defects (not yet law). Whether this block has such defects is not public; both schemes fund only the owners' management company.
- **Context** The register records a sale of this home on 17 June 2026 for €315,000.
- **Opportunity** Rated C1 at 173 kWh/m²: it uses less energy per m² than 90% of the 50 BER-rated apartments in this small area.

Could change what it costs you

- **Context** The assessor's energy package: €3,000 to €15,000 before grants (the assessor's cost bands, not quotes); SEAI grants of at most €8,000, leaving €0 to €7,000 if every grant applies. In an apartment, work on the walls and windows usually needs the management company's consent.
- **Context** Energy at the BER's standard heating pattern, estimated from the rating and assuming electricity (the commonest fuel here; the documents do not name it): about €1,370 a year at SEAI's current prices.

Check before you bid

- **Risk** Ask the owners' management company, through the seller's solicitor, whether the block has been assessed for fire safety, structural or water ingress defects, whether it has applied to the remediation scheme, and whether any levy or special charge has been raised or is planned.
- **Risk** The management company: ask for the last three years' accounts, the service charge, the sinking fund balance, the block insurance and any major works planned (on a top floor, ask about roof leaks and roof works).
- **Risk** For the surveyor, the photos appear to show a flat roof (photos 1 and 5).

In short: confirm the floor area, the heating system and the management company's accounts and any levy before bidding.

> The home at 70 Parkgate Place, Parkgate Street, Dublin 8 is a 1 bedroom, 1 bathroom apartment with a floor area of 47.9 m² as measured for the BER (the advert says 42 m²). It has a BER of C1 on the buyer's certificate, and energy upgrades by assessor bands would cost €3,000 to €15,000, with SEAI grants at most if eligible of €8,000. About 2,236 homes have started building within 1.5 km since 2023.

The house

Apartment: 1 bedroom and 1 bathroom, 47.9 m² as measured for the BER (the advert says 42 m²).

Energy rating: C1.

From the SEAI BER certificate 107812158 (issued 2026-03-16, valid until 2036-03-16): C1, 173.09 kWh per m² a year, 22.16 kg of CO2 per m² a year.

Check first

The advert gives the floor area as 42 m²; the BER assessor measured 48 m². This report uses the assessor's figure, which is measured to a standard method; ask the agent which is right, as it changes the price per m².

What the advert says

From the advert description you pasted. These are the seller's statements, quoted, not checked by us; ask for evidence (certificates, receipts, the title map) for anything that matters to your bid.

Fact	The advert says	Quote
Bathrooms	1	“The spacious bathroom boasts tiled flooring and walls, with the added benefit of a bath.”
Floor area	42 m²	“42 sq. m”
Water supply	mains	“Mains - Electricity, Mains Sewerage, Mains (or Group) Water”
Sewage	mains	“Mains - Electricity, Mains Sewerage, Mains (or Group) Water”
Also stated	top floor apartment	“fantastic top floor apartment”
Also stated	designated underground parking space	“secure designated underground parking space”
Also stated	private balcony	“private balcony”
Also stated	wooden flooring	“wooden flooring”
Also stated	built in wardrobes	“built in double wardrobes and storage cupboards”
Also stated	BER C1	“BER C1”

Price and value

Earlier sales of this home in the Property Price Register: 17 June 2026 for €315,000.

The 10 nearest full-market sales of apartments within 1.5 km since January 2023, nearest first, chosen by place and date only (not by price). The register records neither size nor condition, so these show the local market, not this home's value. New homes are registered without VAT; 13.5% is added here so they compare with second-hand prices. 7 of them were several homes in one building sold on the same day, a single deal rather than market prices, so they are left out of these figures. Middle price €375,000, range €315,000 to €440,000.

Address	Sold	Price	Distance from the locality centre
Apartment 1, Parkgate Street, Dublin 8	Jul 2023	€95,000 (several homes in one building sold the same day; left out)	115 m
Apartment 3, 37 Parkgate Street, Dublin 8	Jul 2023	€95,000 (several homes in one building sold the same day; left out)	115 m
Apartment 2, 37 Parkgate Street, Dublin 8	Jul 2023	€117,500 (several homes in one building sold the same day; left out)	115 m
Apt 70 Block B, Block B Parkgate Place, Parkgate St Dublin 8	Jun 2026	€315,000	same locality
Apt 103, Parkgate Place, Parkgate St Dublin 8	Aug 2024	€375,000	same locality
Apt 1, 27 Parkgate St, Dublin 8	Mar 2025	€166,666 (several homes in one building sold the same day; left out)	115 m
Apt 3, 27 Parkgate St, Dublin 8	Mar 2025	€166,667 (several homes in one building sold the same day; left out)	115 m
Apt 2, 27 Parkgate St, Dublin 8	Mar 2025	€166,666 (several homes in one building sold the same day; left out)	115 m
37 Parkgate St, Apt 4, Dublin 8	Jul 2023	€117,500 (several homes in one building sold the same day; left out)	115 m
Apt 65, St Johns Well Way, Kilmainham Dublin 8	Dec 2025	€440,000	214 m

Condition and what upgrading costs

The BER assessor's recommended upgrades for this house, with the assessor's cost band, our estimate from current trade rates (rate book at 2026-08-01 prices, including VAT) and the SEAI grant for an apartment:

Upgrade	Assessor's band	Our estimate	Grant
Wall insulation	under €5,000	—	up to €1,500
Windows double glazing	under €5,000	—	up to €1,500
Air-to-air heat pump with fully integrated heating controls	under €5,000	—	up to €5,000 (the grant is up to €9,500, but never more than the work costs)

The assessor's band is the guide. Our estimate multiplies a quantity by our trade rate book (2025 rates, brought to 2026-08-01 prices with CSO construction cost indices), plus 13.5% VAT: the area the earlier BER record holds for that element, or the floor area where it holds none; the heat pump is priced by the size of the house. Wall insulation depends on the method, so we give no estimate for it, and its grant differs by method: cavity fill up to €700, insulation inside up to €1,500, an external wrap up to €3,000; the grant shown assumes insulation inside unless the record says the walls are cavity. A dash (—) means we hold no quantity for it.

Energy package: €3,000 to €15,000 by the assessor's bands (a band marked "under €5,000" is counted from our own estimate, or €1,000, not from zero). SEAI grants for this type of home come to at most €8,000; they depend on eligibility (previous grants, a registered contractor, SEAI approval before work starts) and never pay more than the work costs, which gives €0 to €7,000 after grants if every grant applies.

Because the package would take the home to B1 with a heat pump, it could also be done through an SEAI One Stop Shop, which manages the whole upgrade and takes the grants off the bill. That route has its own grant amounts and adds project management (up to €800) and the home energy assessment (€350), so the grants would come to about €7,650 against €8,000 as individual grants. It needs a home built before 2011, a B rating or better after the works, and either a heat pump or a large energy improvement; the One Stop Shop confirms the amounts in its quote (SEAI's figures read 5 October 2026).

If you choose to redo the rooms, here is what that costs at three levels of spec (kitchen and bathroom counts from the advert, floors and decoration from the floor area, VAT included). These are choices, not needs: how much is due depends on the condition you find at the viewing and in the survey.

Item	Basic	Mid	High
Kitchen (small: low end of the range)	€9,621	€18,039	€36,078
Bathroom (1)	€6,102	€8,136	€10,170
Floors	€2,016	€2,592	€6,913
Decoration	€2,074	€2,765	€3,456
Contingency (15%)	€2,972	€4,730	€8,493
Total	€22,785	€36,262	€65,110

Energy work and room finishes together would cost roughly €23,000 (basic rooms, lowest energy band) to €72,000 (high-spec rooms, highest energy band), both after SEAI grants if every grant applies. This does not cover structural repairs, roof, drainage, damp, asbestos, design fees or permissions, which only a survey can price.

Vacant Property Refurbishment Grant: up to €50,000 (up to €70,000 if derelict) for a house built up to and including 2007 that has been vacant for two years or more, for use as your home or a registered rental. It also requires the house to be Local Property Tax and planning compliant, approval before work starts, and the same work cannot also be paid for by an SEAI grant (checked 29 September 2026). The advert's photos show a furnished, lived-in home (photos 1 and 2), so it qualifies only if it will have stood empty for two years when you apply.

Energy bills and carbon tax

A rough yearly energy bill: the BER certificate gives the rating but not the fuel or the total energy, so this is estimated from the rating: a C1 rating on 48 m², heated with electricity (the most common fuel for apartments in this small area, used by 100% of 28 rated homes; the advert usually says which),

comes to about €1,370 a year for heating, hot water and lighting at SEAI's July 2026 unit prices (no standing charges or appliances). It assumes the BER's standard heating pattern, with lighting and pumps on electricity; the advisory report or the heating type from the seller would sharpen it.

Against other BER-rated apartments in this small area (50 homes, rated at any date), this house's 173 kWh/m² uses less energy per m² than 90% of them (their middle figure is 250 kWh/m²).

Green mortgages

The assessor's package would take this home from C1 to B1, which meets lenders' green-mortgage threshold (B3 or better on a certificate issued before the scale changed in May 2026, or A0, A or B on the current scale). Moving an existing mortgage to a green rate after the works needs a new BER and is the lender's decision. AIB, Bank of Ireland, EBS, Haven and PTSB offer a lower fixed rate for homes at that rating; some other lenders price the same whatever the BER. Rates change often, so compare the current green rates on the CCPC's mortgage comparison tool (https://www.ccpc.ie/manage-your-money/buying-a-home/mortgage-comparison-tools).

What the rating means

What the rating means for this home, now (C1 on the A1 to G scale, 173 kWh/m²) and after the assessor's package (at most 100 kWh/m², B1 or better). Each line is a published rule applied to these figures.

	Now	After the package
Meets lenders' green-mortgage threshold (B3 or better)	No	Yes
Proposed minimums for rented homes it would meet (D2 2026, C1 2028, B2 2030; not law)	D2, C1	D2, C1, B2
Reaches B (150 kWh/m² or less), which a One Stop Shop upgrade must achieve	No	Yes
Heat loss low enough for a heat pump grant (2.3 or lower)	Yes	Yes
If works or an extension affect more than 25% of the outer surface, the whole home must reach B2 (Building Regulations, Part L)	Would apply	Already at B2

Price and rating: an ESRI study of daft.ie listings from 2008 to 2012 found that each step up the 15-step scale went with asking prices about 1.3% higher, other things equal. The package would move this home about 3 steps, which on that study is roughly 3.9%. It is one study from a different market, so treat it as a sign of direction, not a value for this home.

What you can add

The planning exemptions for rear extensions (Class 1) and garden dwellings (Class 3A) apply to houses, not apartments. Changes to an apartment's structure, windows or outside walls usually need planning permission and the consent of the owners' management company, so ask for its house rules and the building's sinking fund and service charge accounts. Grants for the outside walls, roof or solar panels of a block need the owners' agreement, and the building is usually insured by the management company through the service charge, so ask what that covers.

The zoning of the plot decides what is possible; check it on myplan.ie.

The apartment block

This apartment was built in 2001. Apartments and duplexes built between 1991 and 2013 are the subject of the government's defects remediation programme. An interim scheme run by the Housing Agency fully funds eligible works to reach an acceptable level of fire safety; only the owners' management company can apply, and no money goes to an individual owner. A full scheme for fire safety, structural safety and water ingress defects is set out in the Remediation of Defects in Apartments and Duplexes Bill; we could not confirm it is yet law.

Ask the owners' management company, through the seller's solicitor, whether the block has been assessed for fire safety, structural or water ingress defects, whether it has applied to the remediation scheme, and whether any levy or special charge has been raised or is planned.

The owners' management company insures and maintains the block, and its service charge and sinking fund pay for that. Ask, through the seller's solicitor, for the last three years' accounts, the current service charge and any arrears on this apartment, the sinking fund balance against the works planned, the block insurance schedule, and the house rules (letting, pets, alterations).

Planning history and compliance

We could place this home only at its locality, so we could not search planning applications at the house itself; search the council's online planning system by the address and Eircode.

Check that every extension or conversion has planning permission or a valid exemption, and complies with the Building Regulations. Unauthorised work can become immune from enforcement after seven years in some cases, depending on dates, conditions and any proceedings, but it is never authorised, and some lenders will not accept it on title. The national planning applications dataset starts in 2010 and its coverage varies by council, so finding no record is not proof of compliance. The planning records we hold run to 1 December 2025; anything lodged since then is not shown, so check the council's online planning search.

What is being built nearby

Schemes with building under way within 1.5 km: 1,046 homes at 626 m (first started Nov 2023, latest Sep 2025); 584 homes at 178 m (first started Sep 2026, latest Sep 2026); 189 homes at 574 m (first started Oct 2024, latest Oct 2024); 110 homes at 995 m (first started May 2026, latest May 2026); 102 homes at 992 m (first started Feb 2026, latest Mar 2026); 79 homes at 918 m (first started May 2023, latest Jul 2023); and 3 smaller schemes with 126 homes.

Large applications with no recorded decision: 49 homes at 1,253 m (lodged Sep 2025).

These are recorded commencement notices: building started, but a scheme may since have finished, paused or been phased. Check the nearest on the council's planning search for its layout, access roads and timing, which decide whether it affects this home.

The area

We could place this home only at its locality, so these distances are from the centre of that locality, not from the house. All distances are in a straight line, not by road, from places as mapped in OpenStreetMap; check opening, enrolment and routes yourself. Nearest schools: St Gabriels N S 783 m, St. James'S Primary School 838 m, C.B.S. James Street 861 m, Canal Way Educate Together National School 861 m, St Josephs Secondary School 1,066 m, St John Of God Sp Sch 1,099 m. Nearest bus stop

85 m (check the routes and frequency). Nearest supermarket: SuperValu, 332 m. Nearest pharmacy: HSQ Pharmacy, 315 m. Nearest medical practice as mapped (check it is a GP taking new patients): St James's Gate Medical, 605 m.

In this small area of 71 dwellings, 99% of premises can get gigabit broadband and the EPA estimates that 5% of homes in this area are above the radon reference level. The radon figure is the EPA's area estimate of homes above the 200 Bq/m³ reference level, not a measurement; a three-month test in the house gives a reliable long-term figure. The broadband figure is for the area; check the Eircode with providers.

Getting to work: of the 89 working residents of the small area at the locality centre in Census 2022, 21% walk, 18% take the bus, 17% take a train, DART or Luas, 17% cycle. Their journeys to work, school or college took under 15 minutes for 9%, 15 to 45 minutes for 66%, and over 45 minutes for 18% (CSO, Census 2022; a small area has a few hundred people, so treat the shares as a guide).

The neighbourhood

The house is in the Phoenix Park electoral division (1,465 people in Census 2022). On the Pobal HP Deprivation Index it is rated marginally above average (relative score +7.0, where 0 is the national average; 89% of divisions score lower). Electoral divisions are large, so streets within one can differ.

Homes in this small area

Energy-rating records for this small area (53 rated homes, anonymised SEAI data; an area picture, not this house): 28 mid-floor apartment, 13 top-floor apartment, 9 ground-floor apartment, 2 semi-detached house, and 1 of other types. Built: 8% before 1920, 2% 1970-1989, 4% 1990-1999, 87% 2000-2012.

Recorded crime

Across the Dublin Metropolitan Region (all divisions), 80.0 incidents were recorded per 1,000 people in 2025, against 54.1 for the State (above the national rate; populations from Census 2022). Stations publish no population of their own, so a rate for the local station is not possible.

Age-related checks

- Built in 2001: pyrite in the fill under floors is possible. The Pyrite Remediation Scheme requires the owner to have bought before 12 December 2013, so a buyer today is generally not covered.

Renting it out

The Residential Tenancies Board's average rent for a one bed apartment in Dublin was €1,864 a month in quarter 4 of 2025 (new tenancies registered, CSO table RIQ02). Check current advertised rents for similar homes before relying on it.

No minimum BER for rented homes is in force. The government committed in Housing for All to introduce one where feasible, and a Private Members' Bill (at Second Stage in the Dáil on 5 October 2026) proposes D2 by the end of 2026, C1 by the end of 2028, B2 by the end of 2030. Measured against those steps, this home at 173 kWh/m² would meet the D2, C1 step but not B2 (up to 125 kWh/m²). These are proposals, not law; check the position before buying to let.

Costs of buying

Stamp duty is 1% up to €1m, 2% from €1m to €1.5m and 6% above that.

- Legal fees: €2,000 to €5,000 plus VAT, plus outlays such as Land Registry registration (about €600 to €800 for most homes) and searches
- Building survey: €600 to €900
- Bank valuation: about €150 to €180 plus VAT
- Home insurance: €430 to €900 a year
- Unexpected costs: in a 2025 survey, buyers reported spending about €7,700 more than they planned (moving, furnishing, early repairs)

Help to Buy is for new homes. A second-hand home that has been lived in does not qualify. The First Home Scheme is also mainly for new homes, but its Tenant Home Purchase option can help a tenant buy the home they already rent; check firsthomescheme.ie if that applies to you.

Conveyancing took an average of 17 weeks in 2024, against a government target of 8 weeks. Homes have been selling above their first asking price: Daft's Q3 2026 report puts the national gap at 2.6% (down from 6.8% a year earlier), while MyHome put the median at 7% over asking in Q1 2026. The two measure different things, so do not compare them directly.

Before you bid

Get an independent building survey before you sign (typically €600 to €900). The lender's valuation is not a survey. A standard survey does not test for pyrite, and a reliable radon figure needs a three-month test in the house.

Point your surveyor to what the advert's photos appear to show: a flat roof (photos 1 and 5).

Ask the seller or agent:

- How long have you lived here, and why are you selling?
- How old is the house, and what work has been done since? Did the work have planning permission?
- How old is the roof, and are there any flat roofs or leaks?
- What heating system is there and how old is it (boiler, heat pump or heaters)?
- Has there been damp, cracking or any water in the house?
- Has a sale of this house fallen through before, and why?

Ask your solicitor for:

- Planning permissions and compliance certificates for the house and every extension or conversion
- The water and sewer connection
- Title, boundaries and any rights of way or wayleaves
- For an apartment or estate: the management company accounts, service charge and sinking fund

Know this before you bid

In Ireland the seller generally does not have to point out physical defects (caveat emptor), although the contract carries disclosures about title and planning that your solicitor will check. "Sale agreed" is not binding: either side can still withdraw before contracts and the agent can keep marketing.

The CCPC found that 29% of owners discovered something after buying that they wished they had known, and 57% of those would have offered less or walked away. The commonest were structural faults and leaks, poor condition, bad neighbours and damp.

Where the information comes from

- Property Price Register, National Planning Application Database, CSO Census 2022, Department of Education, OpenStreetMap, Pobal, EPA and ComReg data held locally
- EPA, https://www.epa.ie
- https://www.thejournal.ie/daft-report-7175032-Sep2026/
- S.I. 338/2026, https://www.irishstatutebook.ie/eli/2026/si/338/made/en/print
- S.I. 340/2026, https://www.irishstatutebook.ie/eli/2026/si/340/made/en/print
- SEAI grant pages (Internet Archive copies, June to October 2026), https://www.seai.ie
- https://www.revenue.ie/en/property/stamp-duty/property/stamp-duty-property/rates.aspx
- CCPC, Room for improvement (July 2025); Irish Times buyer checklists; SCSI/RICS survey guidance
- Law Society Gazette; CCPC; OPR Practice Note PN05; data.gov.ie national planning applications metadata
- https://assets.ccpc.ie/data/docs/default-source/about-us/rai-publications/research-reports-2025/research-report-homebuying-room-to-improve.pdf
- Revenue, https://www.revenue.ie/en/property/local-property-tax/valuing-your-property/valuation-band (figures cross-checked on two secondary sources)
- Irish Times, 29 Oct 2025, https://www.irishtimes.com/your-money/2025/10/29/the-hidden-costs-of-buying-a-home-and-how-to-minimise-them/; Outsurance survey

Made with Home check, free at everyjob.ie/home-check.html. Know someone looking at a home? Send them the link.

Rules, grants and prices checked at their sources between 2026-07-01 and 2026-10-06; each is dated where it is used. General information, not advice.