



**CASTLESTAR**  
DEVELOPMENTS

**BER A2**



# Dún an Rí

Coosan - Athlone - Westmeath

Superior Quality A2-Rated Homes

[www.dunanri.ie](http://www.dunanri.ie)









# Dún an Rí

Coosan - Athlone - Westmeath

Welcome to Dún an Rí, an exceptional development of architecturally designed, bright spacious and stylish two, three and four-bedroom family homes from CastleStar.





A new  
beginning







# Dún an Rí

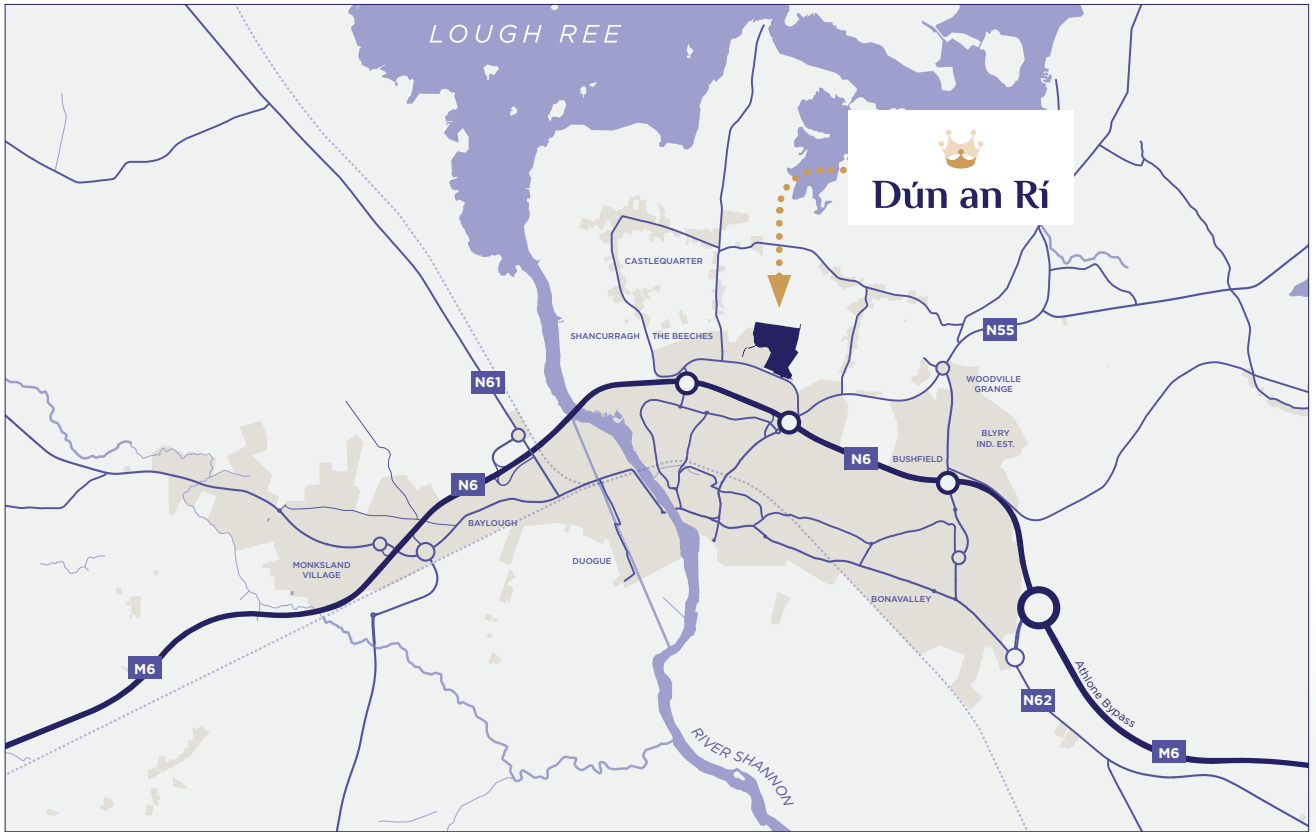


The high build quality and generous specification of these homes reflect the traditional values of craftsmanship and design worthy of this vibrant and highly sought-after location.



Contemporary in design, each home has been thoughtfully crafted for modern day living combining style and comfort. These energy-efficient homes boast an A2 energy rating that will keep you warm and help you save money by reducing your energy consumption.





Location	Distance	Time
Mullingar	45km	47 mins
Tullamore	37.5km	30 mins
Dublin	122km	1 hr 24 mins
Dublin Airport	129km	1 hr 17 mins
Limerick	156 km	1 hrs 37 mins
Shannon Airport	143 km	1 hrs 22 mins
Galway	86.5km	1 hrs 3 mins
Knock Airport	100km	1 hrs 20mins
Roscommon	33.5km	31 mins
Belfast	283 km	2 hrs 51 mins
Portlaoise	76.5km	1 hr
Cork	244km	2 hrs 44 mins
Waterford	183km	2 hrs 29 mins



# Dún an Rí



Coosan, is a vibrant community nestled between the southern shores of Lough Ree and Athlone Town Centre which makes it one of the most sought-after areas in Athlone. The location is unrivalled and everything you need is within easy reach.

The central location boasts an enviable array of local services and amenities that make it the ideal place for you and your loved ones to put down roots. These distinctive and contemporary homes are perfect for families big and small. Regardless of whether you are a first-time buyer, trading up or downsizing, your new home at Dún an Rí awaits you.

## Transport

Dún an Rí's central location provides fantastic connectivity to Athlone Town Centre and local Employment hubs as well as to Dublin, Galway and to the rest of the country.

Located just off the M6 Junction 10 and Ballymahon road, the scheme benefits from easy access to the motorway network.

Athlone Train and Bus Station are also easily accessible connecting you to Dublin, Galway and the rest of the country.



# Connectivity





# Athlone

## the beating heart of Ireland

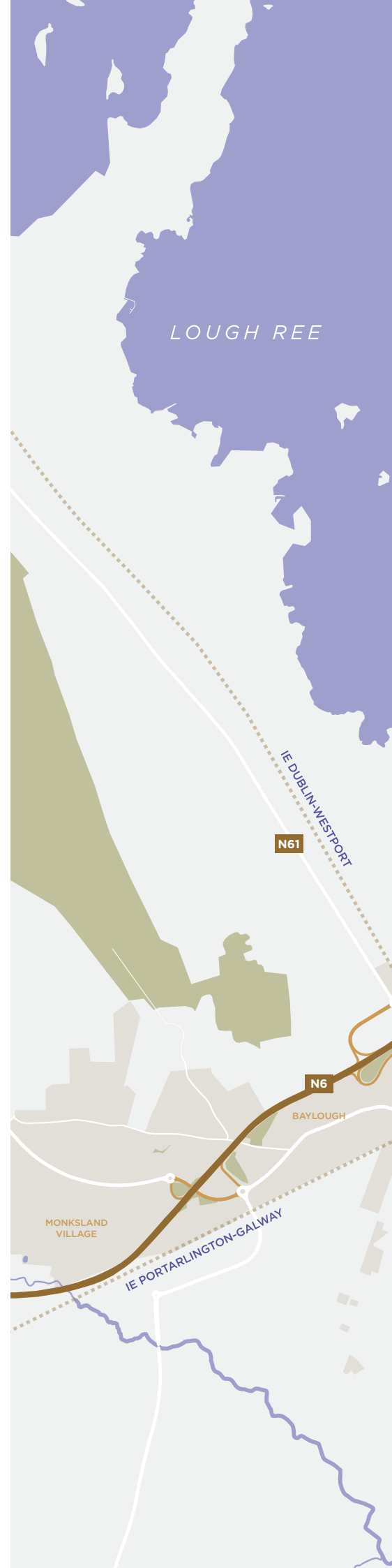
Athlone is located at a strategic point on the mighty River Shannon and Lough Ree. With its beautiful heritage buildings and historic architecture it is recognised as the beating heart of Ireland. Today the town is one of Ireland's most sought-after places to live and work due to the natural pace and high quality of life enjoyed by its residents.

The Town's central location in Ireland's heartland, just off the M6 Motorway, halfway between Dublin and Galway, together with excellent bus and rail transport links and high quality educational, sport and cultural heritage facilities have attracted a range of employment opportunities with international and domestic companies in the information technology, pharmaceutical and medical device industries, who have all selected Athlone as their headquarters location within Ireland.

From your new home at Dún an Rí you will be located only minutes away from both key employment centres and the town centre where you can easily meet colleagues and friends in Athlone's top-quality cafes, bars and restaurants and indulge yourself with an amazing array of eateries and hostleries like Bacchus, the Fatted Calf, Savory Fare, Thyme, The Left Bank Bistro, Kin Khao Thai, Peddler Mac's, Lowe & Co, Sean's Bar, Seery's and Gertie Browne's to name but a few.

You can shop till you drop at Athlone Town Centre, Golden Island Shopping Centre, Burgess Department Store, numerous boutiques, or at a wide range of supermarkets like Dunnes Stores, Tesco, SuperValu, Lidl & Aldi or you can avail of the many friendly boutiques and local stores.

You can visit local attractions and visitor amenities such as the Luan Gallery, Athlone Castle, Dead Centre Brewing or simply take a stroll along the greenway and explore the many walking and cycling trails and harbours that line the mighty Shannon to include Burgess Park and the Old Rail Trail.



## National Schools

- 1 Coosan National School
- 2 Athlone Mixed National School
- 3 Cornamaddy National School
- 4 St. Mary's National School
- 5 Scoil na gCeithre Máistrí
- 6 St. Hilda's Special School

## Secondary Schools

- 7 Our Lady's Bower
- 8 Marist College
- 9 Athlone Community College

## Third Level Institutions

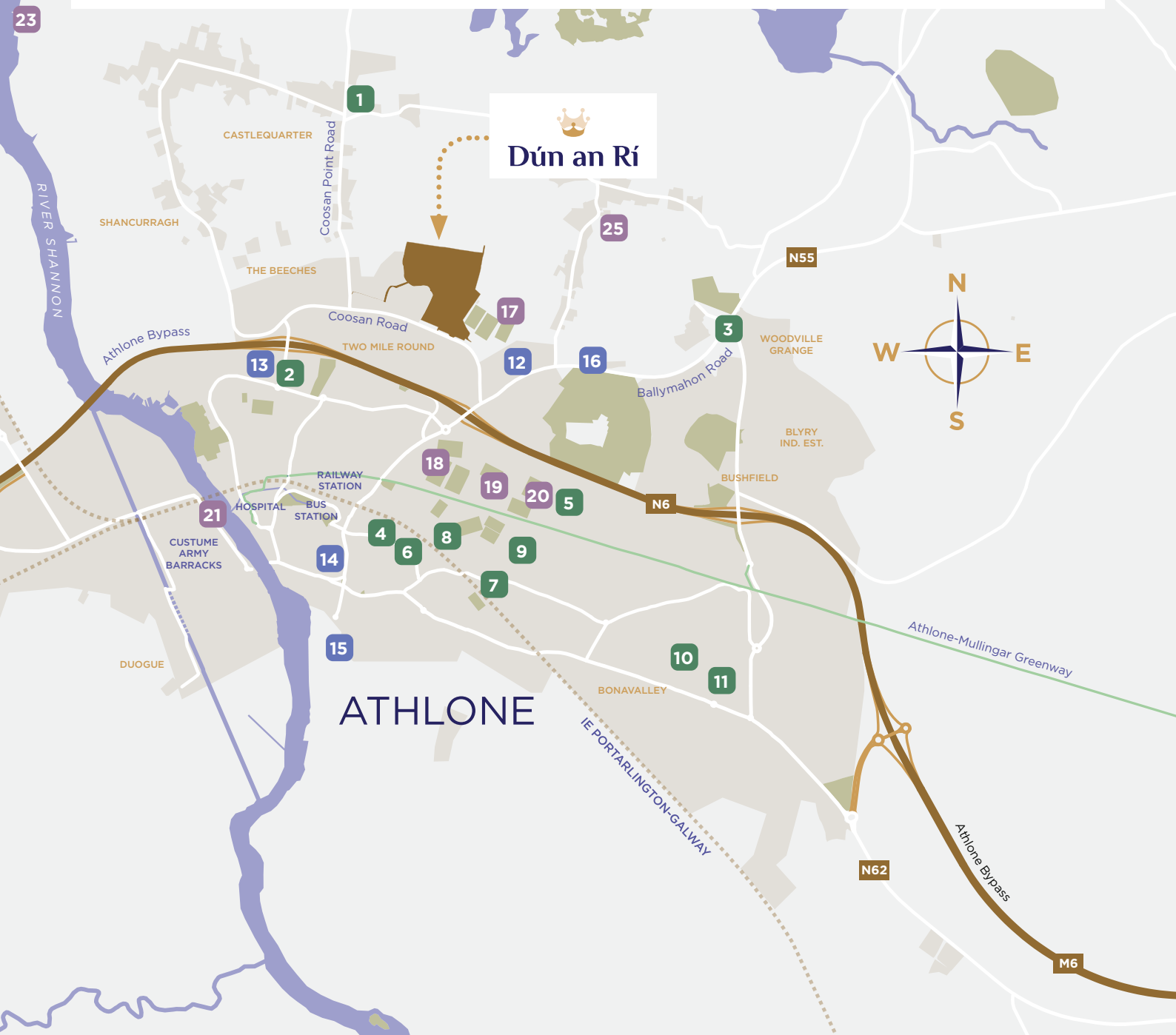
- 10 Athlone Institute of Technology (AIT)
- 11 Technological university of the Shannon (TUS)

## Shopping

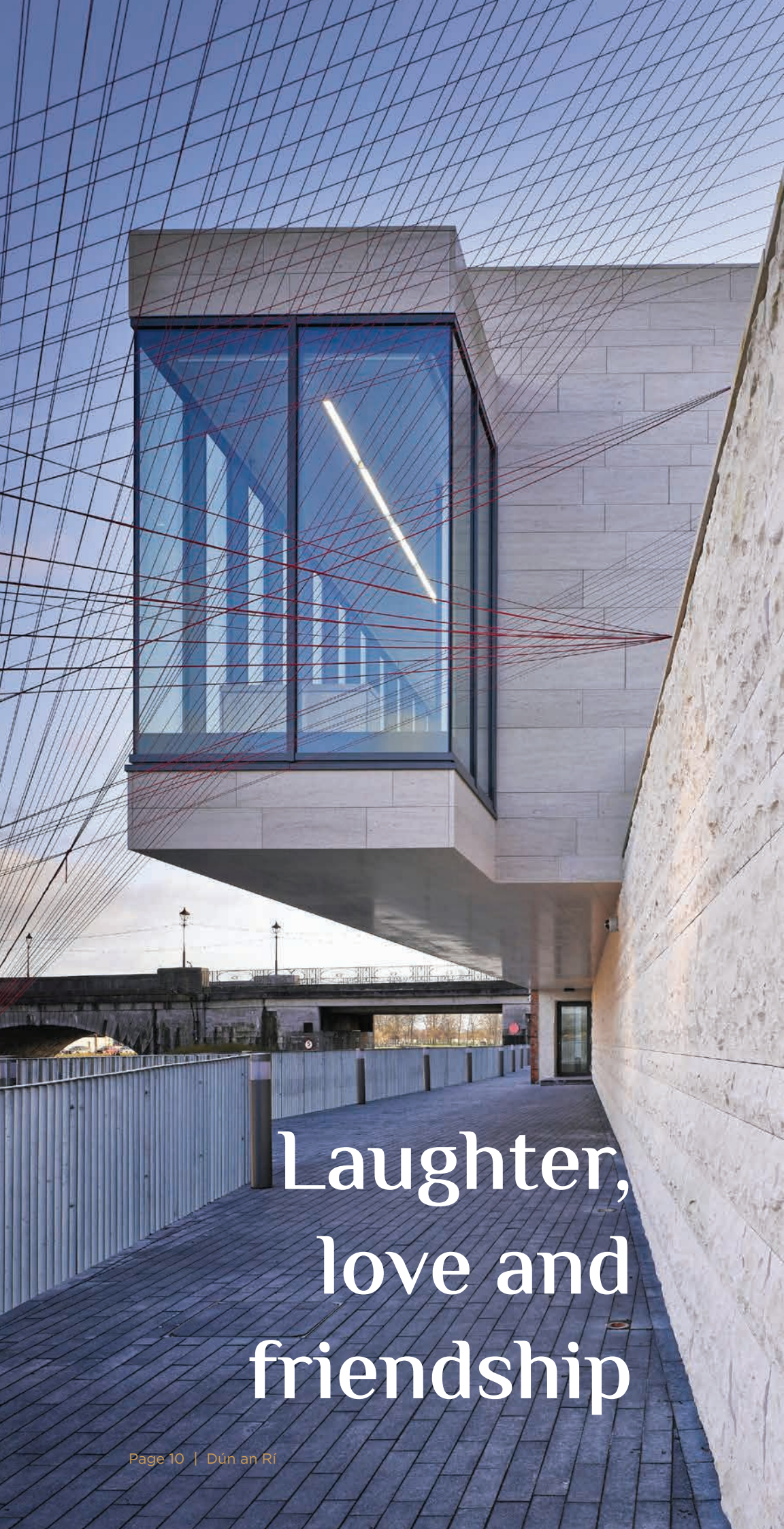
- 12 Avondale Centre
- 13 Arcadia Athlone Retail Park
- 14 Athlone Town Centre
- 15 Golden Island Shopping Centre
- 16 Fernhill Garden Centre

## Sport and Recreation

- 17 Dubarry Park Rugby Grounds
- 18 Athlone GAA
- 19 Athlone Regional Sports Centre
- 20 Athlone Town Stadium
- 21 Athlone Boat Club
- 22 Athlone Golf Club
- 23 Lough Ree Yacht Club
- 24 Hodson Bay Watersports
- 25 Custume Pitch and Putt Club







# Laughter, love and friendship







Take advantage of the proximity of Dún an Rí to the Shannon and the Lakelands district. Avail of the opportunities at Baysports water adventure centre or go cruising, swimming, rowing, kayaking or sailing from the many harbours and lakeshores in the area. It's a great place to meet new people and make new friends.







# Athlone has it all

## Local schools and services

There are no less than five primary schools in the immediate area including Coosan National School, Athlone Mixed National School, Cornamaddy National School, St. Marys National School, Scoil Na Gceithre Maistri and St. Hilda's Special School Gracepark Road. The closest school, Coosan National School was redeveloped in 2019 and hosts 18 classrooms and seven resource rooms.

There are also three secondary schools including Our Lady's Bower, Marist College and Athlone Community College and Higher Education facilities are available at Athlone IT which has just been awarded university status.

Local retail facilities and services are available 600 metres to the east at the Avondale Centre on the Ballymahon road which boasts a SuperValu supermarket, pharmacy, coffee shop and an Opticians and additional services can be accessed at the Arcadia retail park at exit 11 on the N6 dual carriageway.



## Dún an Rí

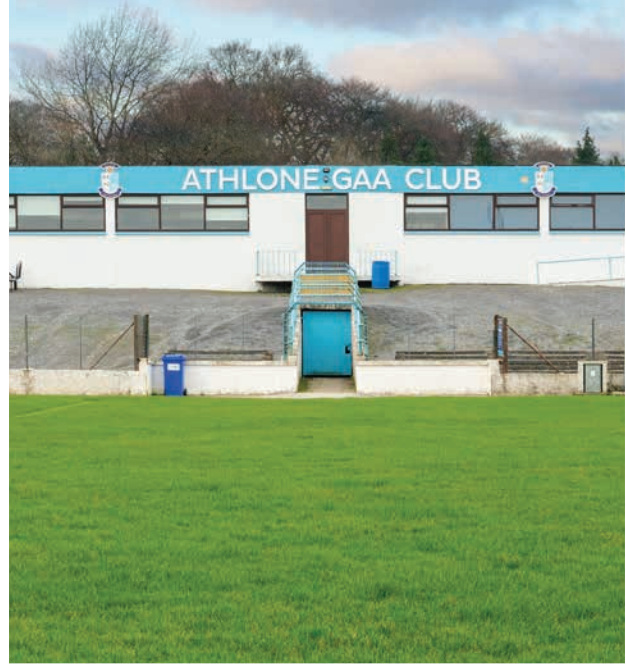








# Something for everyone







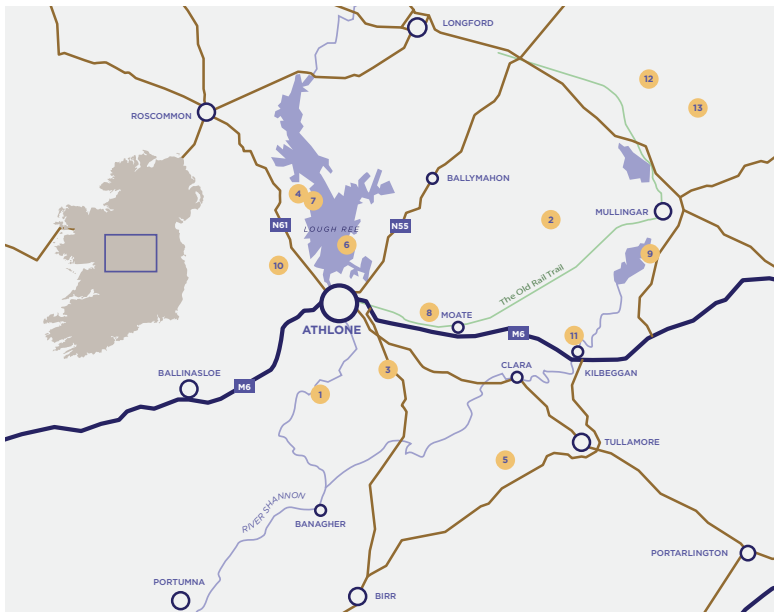
## Sports and recreation

If it is access to sports facilities that you are after, then look no further than Buccaneers Rugby Football Club (Dubarry Park) and the Bounty clubhouse, which is right on your doorstep. There are also a host of GAA, soccer, tennis, swimming, badminton, equestrian, sailing, cycling and athletics clubs within the surrounding area. Nearby facilities include, Athlone Town Stadium, Athlone Regional Sports Centre & fitness park, Athlone GAA club, as well as numerous gyms, Athlone Golf Club, Glasson Golf Club and Athlone - Mullingar greenway.



# Dún an Rí





## Legend

- 1 Clonmacnoise
- 2 Hill of Uisneach
- 3 Ballinahown Eco Craft Village
- 4 Warren Point Looped Walk
- 5 Lough Boora Parkland
- 6 Portlick Millenium Forest Park
- 7 Rindoon Medieval Town
- 8 Dún an Sí Amenity and Heritage Park
- 9 Belvedere House Gardens
- 10 Deryglad Folk and Heritage Museum
- 11 Kilbeggan Distillery
- 12 Tullynally Castle Gardens
- 13 Fore Abbey



Extraordinary  
beauty all around





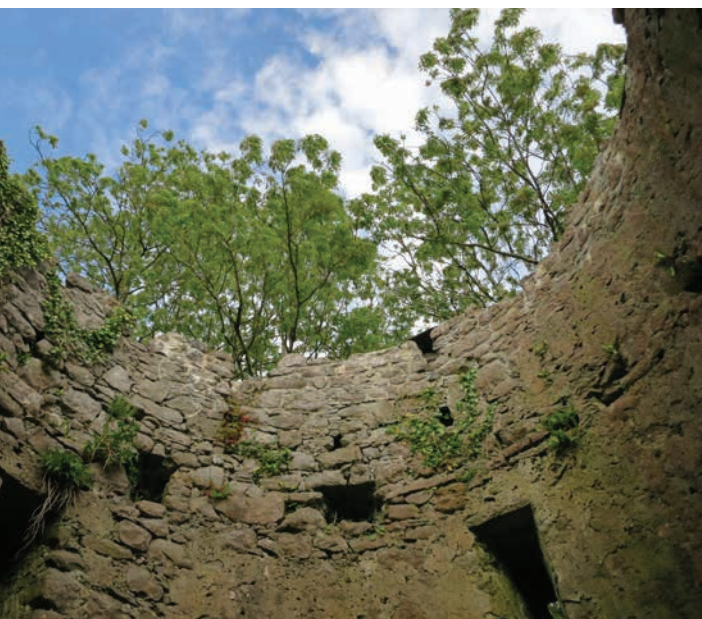
## Westmeath, the Shannon and the Lakelands region

One of the key benefits of being located in Athlone at the heart of Ireland's lake district means that from your home at Dún an Rí you will have easy access to an abundance of waterways, lakeshores, greenways and looped walkways and trails that traverse through ancient lands, native woodland and lakeshore havens, providing you with an opportunity to avail of so many day trips that you'll never be bored.

County Westmeath offers an abundance of outdoor activities. You can hike or cycle the Old Rail trail or visit the many parks and tourist attractions that include Clonmacnoise, the Hill of Uisneach, Ballinahowan Eco Craft Village and Warren Point Looped Walk. The options for outdoor pursuits and activities are endless and from your doorstep you will discover a region of legends and stories from where you can take a day trip to Lough Boora Parkland, Lough Ree Park, Portlick Millennium Forest Park, Lough Key Forest Park, Rindoon Medieval Town, Dún an Sí Amenity and Heritage Park, Belvedere House Gardens, Derryglad Folk and Heritage Museum, Kilbeggan Distillery, Tullynally Castle Gardens, Fore Abbey and the Mullingar greenway.



# Dún an Rí







## Landscaping and Planting

The design of Dún an Rí has been painstakingly thought through to create a strong neighbourhood and to provide a sense of community and space. Each house is less than a two-minute walk away from a landscaped green open space with pollinator friendly flowers where you can play or stretch out and relax.

There is also a high-quality playground as well as a central parkland with wildflower meadows and woodland tree trails. New planting of native trees and hedgerow will help create important refuges for local flora and fauna, while also supporting biodiversity.

At Dún an Rí, we are creating circa 6 acres of green open space at the heart of the scheme and the central parkland feature has a walking loop and tree trail that have been integrated into the existing landscape structure of hedgerows creating distinct neighbourhoods within the wider development.

There are also a number of smaller local pocket parks and green open spaces dotted throughout the development that feature natural play features, seating and specimen planting.



## Dún an Rí

# A landscape for you to enjoy and cherish





# Dún an Rí











Dún an Rí



## CastleStar

At CastleStar we build homes and communities where people love to live, work, play and raise their families.

We are committed to building high-quality, energy efficient and sustainable new homes in great locations that create strong neighbourhoods where residents can benefit from an enhanced quality of life and where communities can thrive and grow. We manage the process from Planning and Design through to Construction and Landscaping.



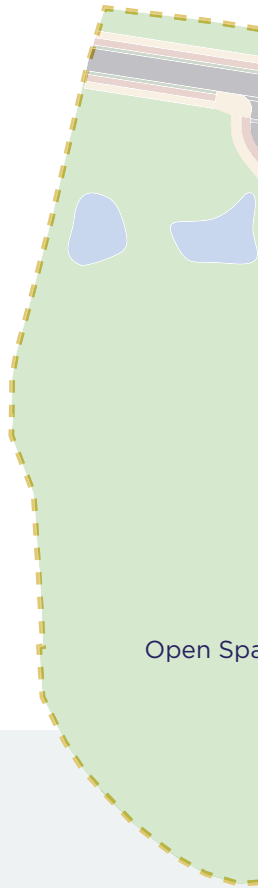
**CASTLESTAR**  
DEVELOPMENTS





# Dún an Rí

## House Styles













### Site Layout

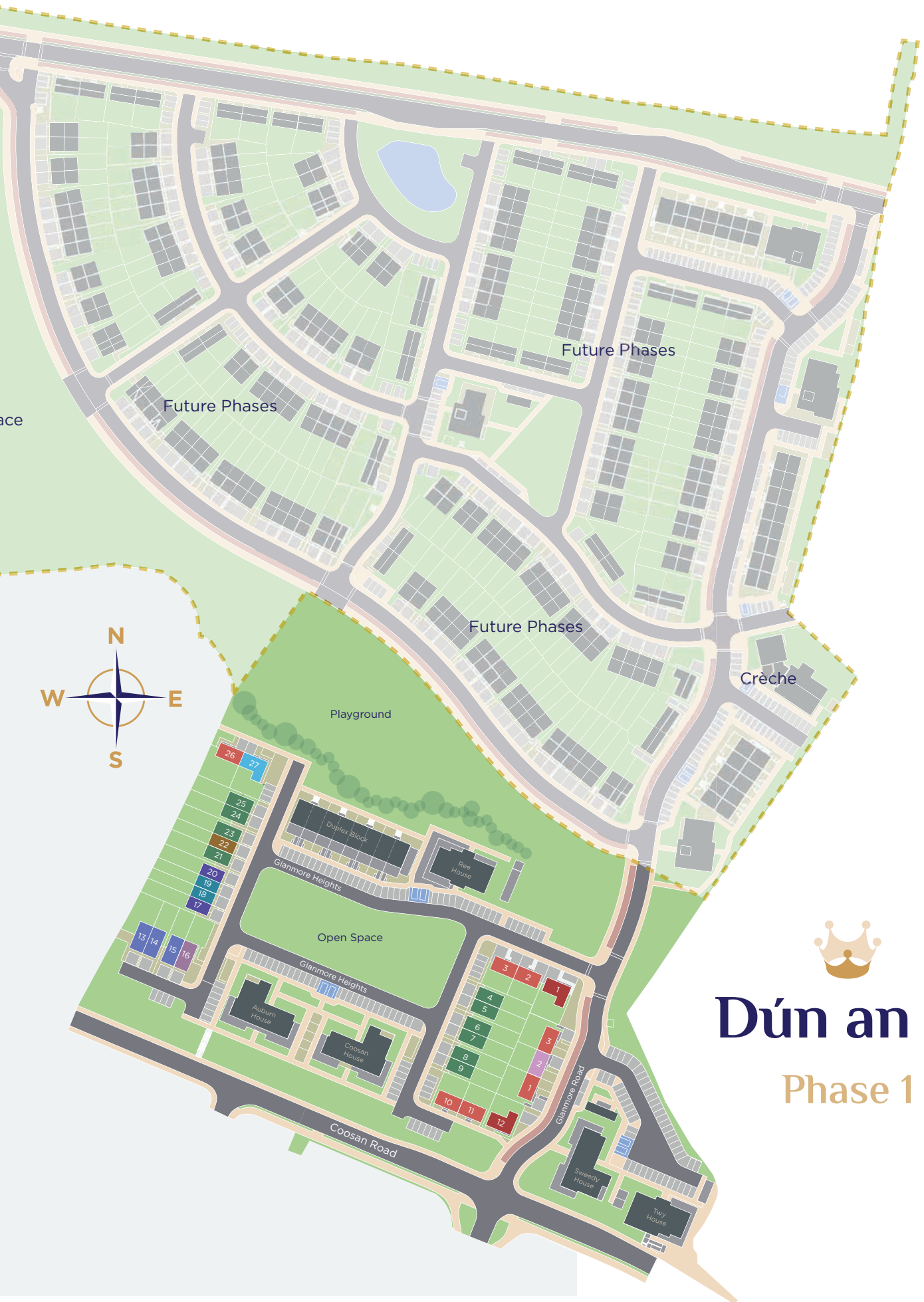
Phase One of Dún an Rí will feature thirty new homes comprising two detached homes, eighteen semi-detached homes and ten terraced homes. Five apartment blocks and one block of duplex apartments will also be constructed.

The layout is carefully designed to enhance accessibility and for optimal views towards green space and amenity areas. A dedicated bike path will be provided along the Glanmore Road and continuing through future phases of the development.

The entire scheme will be beautifully landscaped to provide the perfect backdrop to your new home.

-  **Skellig**  
4 Bedroom Semi-detached
-  **Skellig**  
4 Bedroom Semi-detached Side Entrance
-  **Valentia**  
3 Bedroom Mid-terrace
-  **Valentia**  
3 Bedroom End of Terrace / Semi-detached
-  **Blasket**  
3 Bedroom End of Terrace / Semi-detached
-  **Blasket**  
3 Bedroom Mid-terrace
-  **Aran**  
4 Bedroom Detached
-  **Aran**  
4 Bedroom Semi-detached
-  **Achill**  
2 Bedroom Mid-terrace
-  **Achill**  
2 Bedroom End of Terrace





# Dún an Rí

## Phase 1





**BER A2**

BER Details are available on request from the agent.

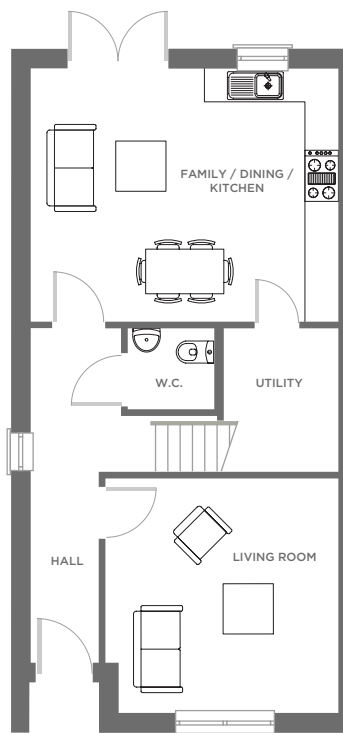
## Skellig

**4 Bedroom Semi-detached**

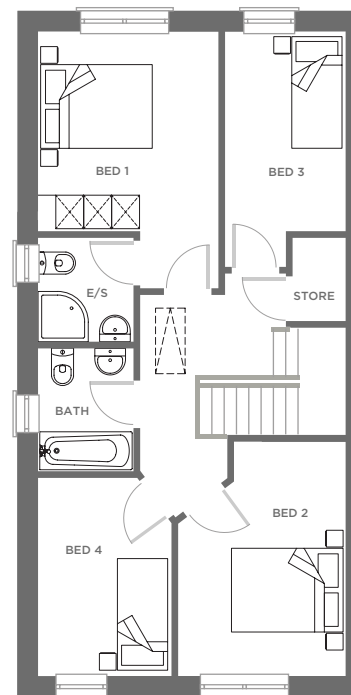
125.8 Mts. Sq.

1354 Sq. Ft.

House layouts may be amended. Please check plans.

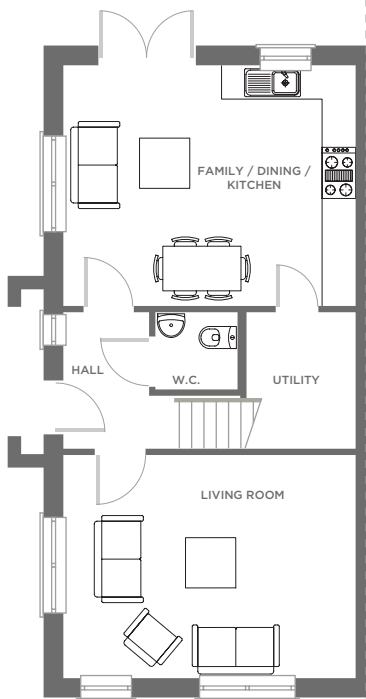


Ground Floor

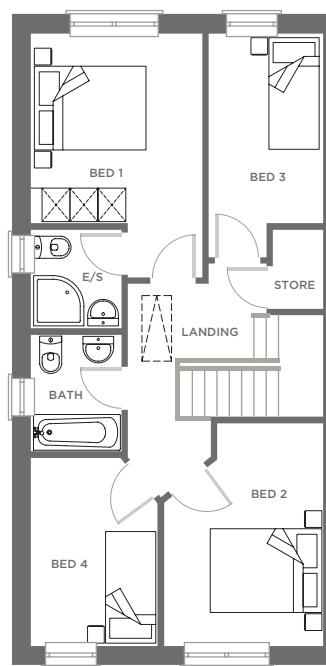


First Floor





Ground Floor



First Floor

**BER A2**

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## Skellig

**4 Bedroom Semi-detached  
Side Entrance**

127.2 Mts. Sq.  
1370 Sq. Ft.

House layouts may be amended.  
Please check plans.





**BER A2**

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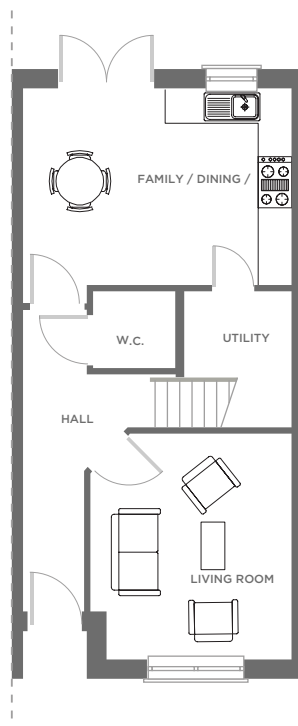
## Valentia

### 3 Bedroom Mid-terrace

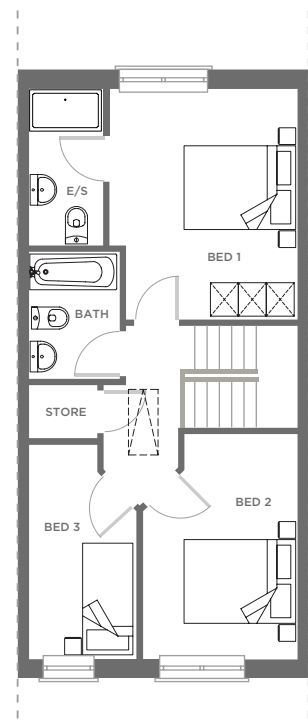
107.5 Mts. Sq.

1157 Sq. Ft.

House layouts may be amended. Please check plans.

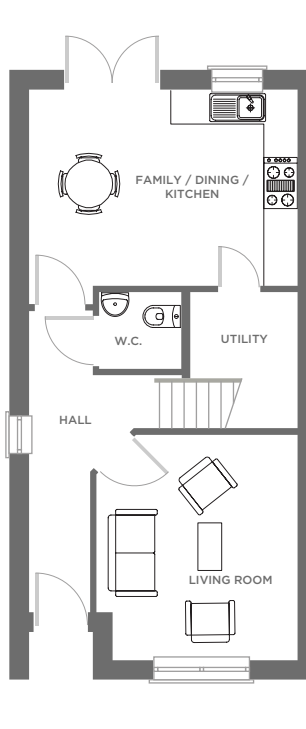


Ground Floor

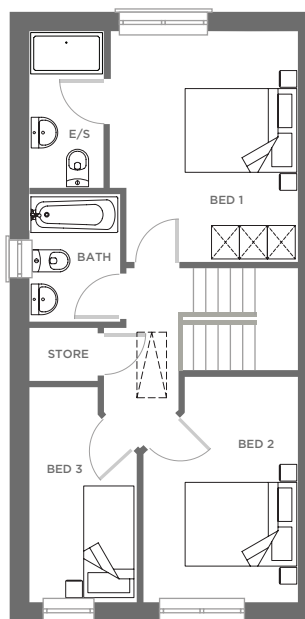


First Floor





Ground Floor



First Floor

**BER A2**

BER Details are available on request from the agent.

## Valentia

**3 Bedroom End of Terrace/  
Semi-detached**

107.5 Mts. Sq.

1157 Sq. Ft.

House layouts may be amended.  
Please check plans.

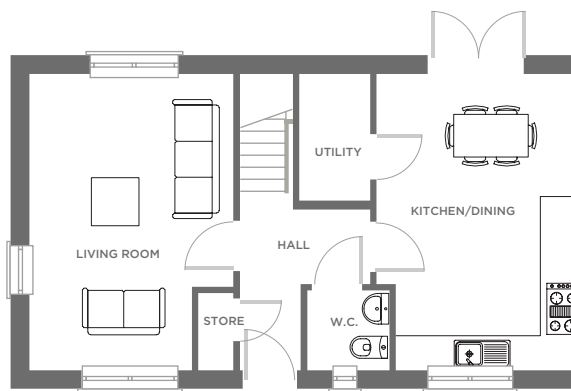




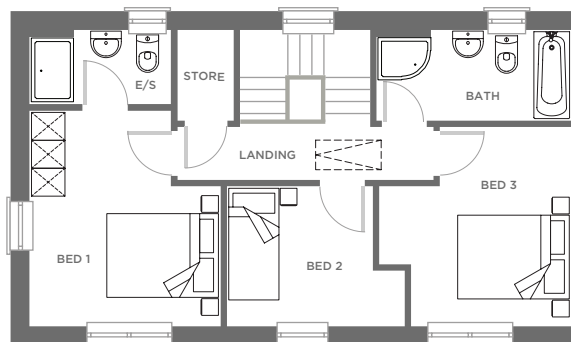
**BER A2**

BER Details are available on request from the agent.

Ground Floor



First Floor



# Basket

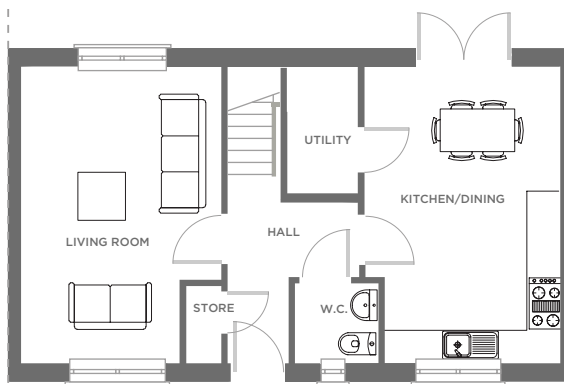
**3 Bedroom End of Terrace/Semi-detached**

114.3 Mts. Sq.

1230.5 Sq. Ft.

House layouts may be amended. Please check plans.

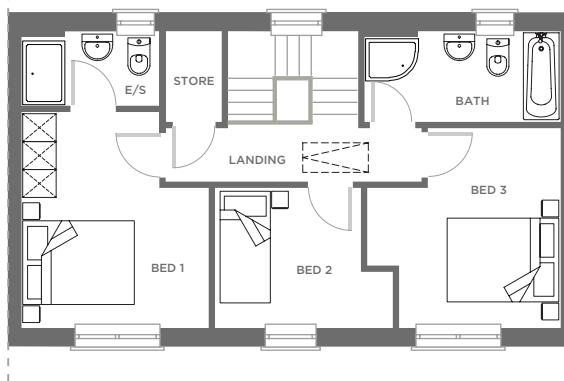




Ground Floor



BER Details are available on request from the agent.



First Floor

## Blasket

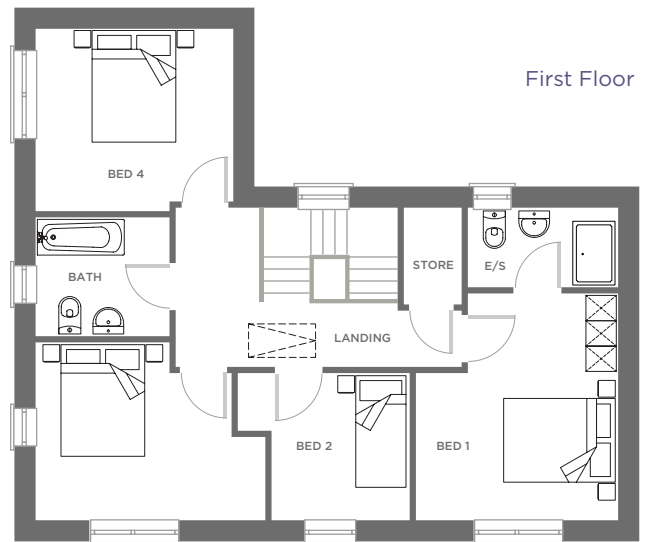
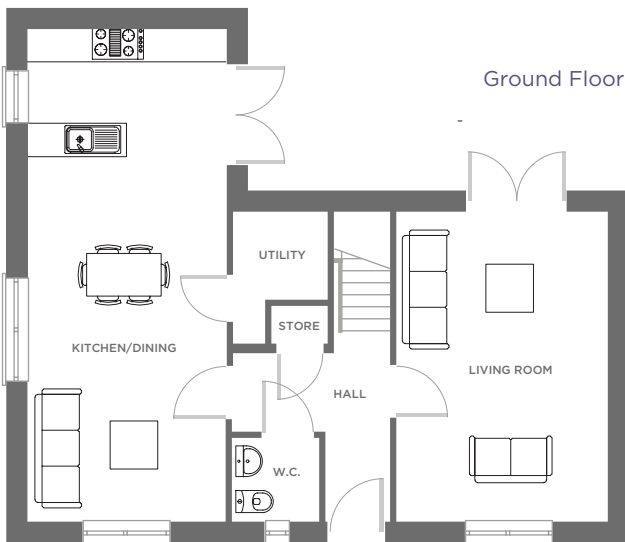
**3 Bedroom Mid-terrace**

113.5 Mts. Sq.

1222 Sq. Ft.

House layouts may be amended.  
Please check plans.





# Aran

## 4 Bedroom Detached

139.6 Mts. Sq.

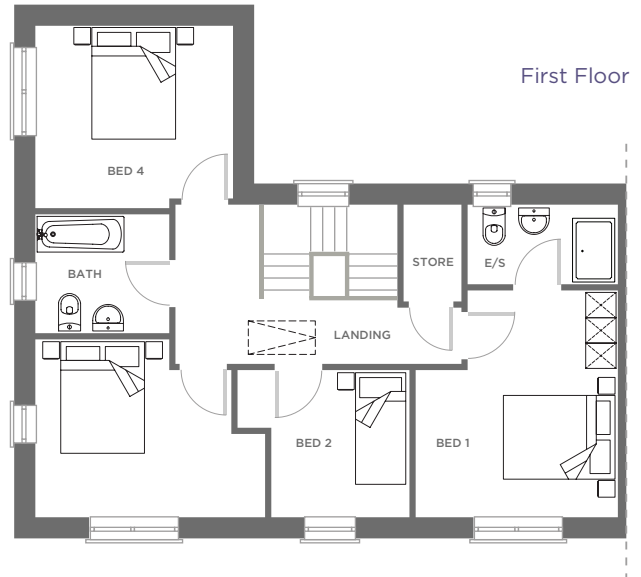
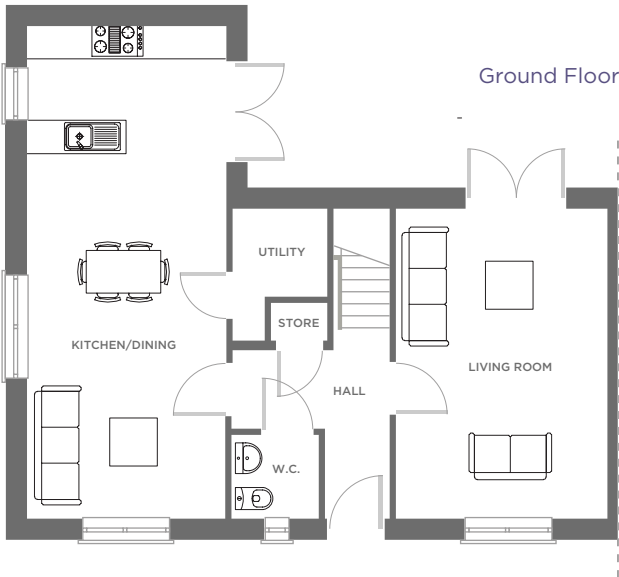
1503 Sq. Ft

House layouts may be amended.  
Please check plans.



BER Details are available on request from the agent.





**BER A2**

BER Details are available on request from the agent.

## Aran

4 Bedroom Semi-detached

139.6 Mts. Sq.

1503 Sq. Ft

House layouts may be amended. Please check plans.





**BER A2**

BER Details are available on request from the agent.

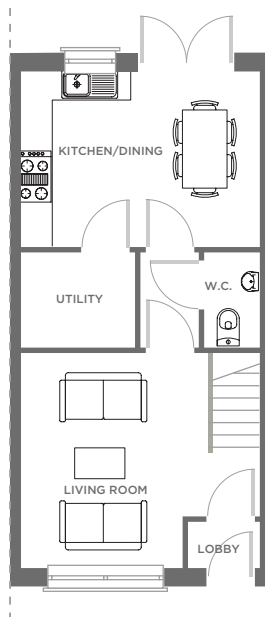
## Achill

### 2 Bedroom Mid-terrace

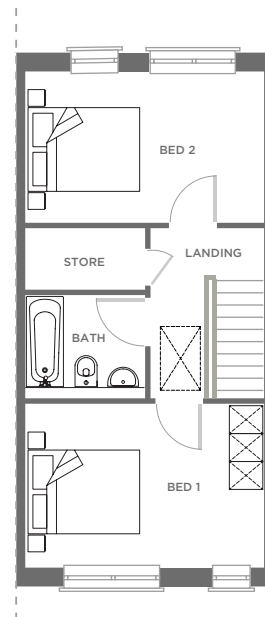
84.2 Mts. Sq.

906 Sq. Ft

House layouts may be amended. Please check plans.

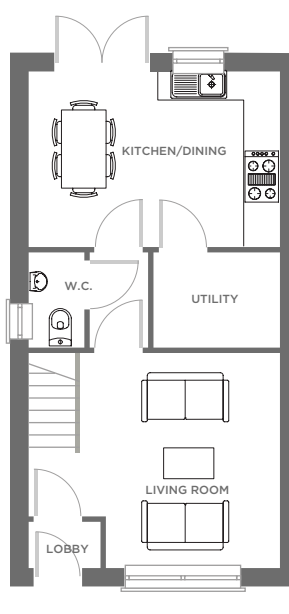


Ground Floor

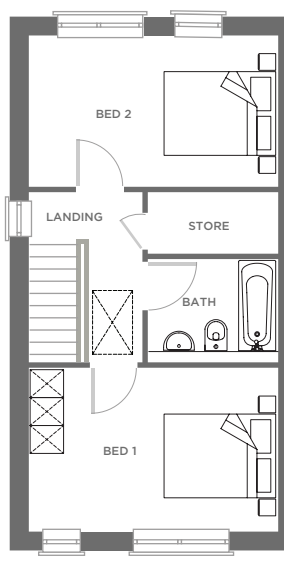


First Floor





Ground Floor



First Floor

**BER A2**

BER Details are available on request from the agent.

## Achill

**2 Bedroom End of Terrace**

88.2 Mts. Sq.

950 Sq. Ft

House layouts may be amended. Please check plans.



# Specifications



## Kitchen and Dining

The modern, light-filled open plan kitchen and dining area are fitted with bespoke, ergonomic units.

These bright open spaces are practical and elegant and will be the heart of your home from where you can host family gatherings, entertain guests or just hang out and relax.







## Home comforts for modern living.



### Living room

The living room is painted and offers a calm haven where you can relax and unwind.

Each living room is fitted with a TV connection.

## Bedrooms

The well-appointed bedrooms are calm and relaxing spaces that are designed for sleeping soundly and living comfortably. Clever built-in storage is provided in the Master bedroom to minimise clutter and all the fixtures and fittings are finished to the highest of standards.





# Special Features and Specifications

## External features

- High quality brick and render facades.
- UPVC high-performance double glazed windows with low U-Value for energy efficiency.
- Engineered timber front door with multi point locking system.
- Large-glazed screen with patio doors to private rear gardens.
- Side passage gate (where applicable).
- Paved patio area to rear garden with external wall light.
- Paved front driveways to accommodate parking.
- EV charging point [in curtilage] (where applicable)
- Generously sized seeded gardens with solid, maintenance free dividing fence.
- Outdoor Tap at rear
- External double power socket at rear

## Energy Efficiency A2 BER energy rating.

- Highly insulated airtight design.
- Natural Ventilation system
- High levels of roof, wall and floor insulation.
- Heat pump with dual zone controls.
- High performance internal pipe insulation to reduce heat loss.
- Energy saving LED light fittings.

## Security and safety

- Fire Alarm
- Smoke detectors fitted throughout (mains powered with battery backup).
- Hard wired for future intruder alarm system.
- Locking system to all ground floor windows and doors.
- Safety restrictors provided on upper floor windows.

## Media and communications

- Wired for high -speed broadband.
- Data points in hallway, living room, kitchen and smallest bedroom.
- TV connection point to living room, kitchen, and Master bedroom.

## Electrical

- Generous provision of lighting and power points.
- Recessed LED downlighters in hallway and kitchen.
- Standard sockets and light switches in kitchen worktop area.
- External weatherproof power point to rear garden.
- Future proofing for electric car charging point (on curtilage car parking spaces only).
- Future proofing for electrical and data connection to facilitate home office.

## Bathrooms and Ensuites

- High quality sanitary ware.
- High quality tiling to floors and wet areas in bathroom and ensuite.
- Contemporary shower enclosure complete with pressurised water supply and fitted shower screen.
- Heated towel rails in all upstairs bathrooms and ensembles.

## Special Features and Specifications (continued)

### Heating

- Homes are served by an air-to-water heat pump and zone-controlled panel radiators.
- Thermostatically controlled radiators
- Pressurised hot and cold water.

### Kitchens

- Superb contemporary designed kitchens.
- Stainless steel sink, draining board and mixing tap.
- Separate utility room (where applicable) or storeroom with below countertop space plumbed for washing machine and dryer.
- High quality tiling to kitchen and utility area floors and wet areas.

### Interior Finishes

- Extra height ceilings at ground floor.
- High quality painted doors.
- Contemporary architrave and skirting, primed and painted.
- Brushed satin finish ironmongery.
- Internal smooth finish painting throughout.
- Superior quality internal joinery with handrail to stairs.
- Pull-down attic ladder fitted to all houses.
- Shaker style fitted wardrobes to master bedroom.

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### Adaptability\*\*

The houses at Dún an Rí are generously designed and highly adaptable. Our houses are ideally suited to working from home today and future proofed with EV chargers and high-speed broadband.

**\*\* It is recommended that you seek the appropriate professional advice before any future conversion works are undertaken. Any future conversion works should only be done after consultation with a structural engineer.**

### Warranty Cover

Warranty cover is provided under Homebond 10yr Structural & Latent Defects Insurance and 5 year Mechanical & Electrical Inherent Defects Cover

### Disclaimer

The information in this document including any plans, descriptions, specifications or dimensions in it or separately provided or communicated to prospective buyers are indicative only and are intended to act as a guide only. Any such information, plans, descriptions, specifications or dimensions (including also any information or details which may be given verbally) should not be relied upon as the basis for any contract and do not constitute any statement of fact or any representation or warranty. Any plans given are not to scale. Any measurements/areas are based on approximate gross internal areas (from internal block work excluding all internal finishes). They are estimates only and may vary. It should also be noted that CastleStar may make changes to design, features, finishes and specifications. The finished home may therefore vary from the information provided. No employee or representative of DNG has the authority to bind CastleStar in any way or to make or give any representation or warranty in relation to this development or any part of it.



# A Step by Step Guide to Buying your New Home

**This step-by-step guide will take you through the process, letting you know exactly what's involved, and setting you on your way to buying your new home.**

## 1. Save for your deposit

First time buyers will need to save approximately 10%, while those who previously had a mortgage will need to save approximately 20% of the purchase price in order to gain mortgage approval.

## 2. Help to Buy Incentive eligibility

Check your eligibility for the Help to Buy Incentive on Revenue.ie as you could be entitled to a tax rebate of up to €30,000. See our full Help to Buy Incentive Guide for further information.

## 3. Speak with a Lender or Broker

You can get mortgage approval in principle before you start to look for a home. This lets you know how much you have to spend. You can also see if you are eligible for an exemption at this point. You will get formal mortgage approval before you sign the contract for your new home.

## 4. Appoint a Solicitor

You will need to engage a Solicitor to carry out the conveyancing process. Speak with family or friends who may be able to recommend someone.

## 5. Speak with a Selling Agent

Once you have all of the above in place you are in a position to begin the search for your new home. Our Selling Agents are on hand to help you find the home that best suits you, and advise you on your options of house type, give insights to the locality, and steer you through the purchase process.

## 6. Booking deposit

Once you have agreed the purchase with the Selling Agent, you will need to pay a booking deposit. The amount of this booking deposit can be confirmed by the Selling Agent.

## 7. Issuing of contracts

Once the booking deposit has been paid and you have confirmed your Solicitors details with our Selling Agents, we will arrange for the contracts of sale to be issued to them.

## 8. Exchanging contracts

Once your Solicitor is satisfied that all queries have been answered they will arrange for you to sign the contracts of sale, before returning the contracts to us for counter-signing.

## 9. Full deposit

On signing the contracts you will be required to pay the balance of the deposit due. Your Solicitor can confirm the amount to you. If you are availing of the Help to Buy Incentive, your refund will be applied at this point.

## 10. Say hello to your Customer Care Team

Once you have exchanged contracts you will be introduced to the Customer Care Team – they will be there to answer any queries you may have about your new home.

## 11. Snagging

Once your home is complete you will be invited to snag. A snag appointment is an opportunity for you, or a professional appointed by you, to inspect the home and create a list of any items that may need to be addressed before you close the sale. Once our team have addressed the items on the list, you will be invited back for a final inspection ahead of closing the sale.

## 12. Completion Notice

Once your home is ready and all of the documents are in place, a Completion Notice will be issued to your Solicitor notifying them the sale is due to complete within 14 days. This will serve as official notification to arrange the drawdown of your mortgage and arrange for the balance of funds required to complete the purchase of your new home.

## 13. Drawdown of your mortgage

Your Lender will confirm to you that they are in receipt of all necessary documents in order for you to draw down your mortgage funds. We recommend that you arrange your mortgage protection, life assurance and home insurance in advance to avoid any delays at this point.

## 14. Closing

Once the mortgage funds are in your Solicitor's account they will notify our Solicitors that everything is ready to close the sale. The sale will typically close 24-48 hours after your Solicitor receives the funds from your Lender. Once the sale is closed, you are officially a new homeowner!

## 15. Handover of your keys

Once the sale has closed our Customer Care Team will be in touch to arrange handover of the all-important keys to your new home and answer any final questions you might have.

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# A STEP BY STEP GUIDE TO THE HELP TO BUY TAX INCENTIVE SCHEME

**The Help to Buy Incentive is a government tax refund scheme designed to help first time buyers to acquire the deposit necessary to buy a newly built home.**

**This Help to Buy guide will lead you through the process, letting you know what you need to make your claim and setting you on your way to buying your first home**

## 1. Do I meet the criteria?

If you answer 'yes' to the list below, then you are eligible to apply.

- Are you a first time buyer and intending to be an owner-occupier of the home?
- Are you borrowing at least 70% of the value of the home?
- Are you buying a newly built home before 31 December 2022?
- Are you a PAYE taxpayer?
- Are you going to live in the property for five years after the sale?
- Is the developer you are purchasing from a registered contractor under the Help to Buy Incentive?

## 2. How much can I claim?

The Irish Government announced an enhanced Help to Buy Incentive in light of Covid-19. Until 31 December 2022, you can now claim the lesser of:

- €30,000 (increased from €20,000)
- 10% of the purchase price (up from 5%)

The amount of income tax and deposit interest retention tax (DIRT) you have paid for the four years before the purchase of your home.

## 3. What do I need to make my claim?

The following is a list of what you will need in order to make a claim:

- You will need to register for myAccount (if you are an employee and pay tax through PAYE) and ROS (if self-employed), on the Revenue.ie website.
- The name(s) and Personal Public Service Number (PPSN) for each applicant named on the contract.
- Evidence of mortgage approval including the name and address of lending institution, the loan application number and the qualifying loan amount.
- The purchase price and completion date of the property.
- The deposit amount payable and the amount of deposit paid.
- A signed copy of the contract.

## The Three Steps:

1. The Application Stage.
2. The Claim Stage.
3. The Verification Stage.

### 1. The Application Stage

- Log onto [www.revenue.ie](http://www.revenue.ie).
- Ensure the names on your Help to Buy Incentive application are the same as your signed contract
- Complete the declaration and select the four years you want to use for your tax rebate.
- Once your application is approved you will receive an application number (e.g. AOO333666), the maximum amount you can claim and a six-digit access PIN code (e.g. 123456).
- Share your Help to Buy Incentive application codes with your Selling Agent, Lender, Solicitor and the Customer Team.

### 2. The Claim Stage

- Upload your signed contract and evidence of your mortgage approval to [revenue.ie](http://revenue.ie).
- You will receive a claim reference number (e.g. COO333666) and your access PIN code will remain the same.

### 3. The Verification Stage

- Share your claim reference number and your access PIN code with your Cairn Sales Consultant and your solicitor for your claim to be verified by us.
- Once your Help to Buy Incentive application is verified it can take up to five business days for the transfer of funds to our Solicitors account. The Help to Buy Incentive funds are required for the closure of your new home.

**Note:** The closing date for Help to Buy Incentive applications is 31 December 2022. However, if you have entered into a contract to buy a house and have a successful application, you can draw down the grant before 31 December 2022. If your house sale does not close within 2 years from the date of drawdown, Revenue will seek repayment of the amount.

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# A Step by Step Guide to drawing down your Mortgage

So you've made the big decision to buy your own home – congratulations!

While this is an exciting time, it can also be fairly daunting, with a lot to prepare when it comes to the mortgage process.

**Remember that this is probably the biggest financial decision of your life – putting in some preparation, developing good financial habits, and taking the time to shop around can save you a lot of money and stress over the lifetime of your mortgage, so take your time and talk to the experts.**

Getting your accounts and paperwork in order while saving for a deposit can feel like a mammoth task, with a lot to consider about different Lenders, rates and length of term.

At Castlestar, we recommend talking to the experts when it comes to finding the best deal for your mortgage; however, to help you get started in understanding the mortgage process, and how you can be best prepared, we've put together this helpful guide.

## 1. Establish how much you can borrow

Working out how much you will be able to borrow is a crucial early step, as it will determine what house buying budget you can afford. Under Central Bank regulations, you may borrow up to 3.5 times your annual salary; however, in some circumstances you may be able to borrow a little more. Most Lenders will also let you borrow up to 90% of the house purchase price. Lenders will differ in terms of how much they will lend you, the length of the mortgage term, interest rate and lending terms and conditions. You don't need to be an existing customer at a Lender in order to apply for a mortgage, so it's important to do your homework – look widely across the market to compare what different Lenders can offer you. In general, a Lender will look at four main criteria when making you an offer:

- Your guaranteed and variable income.
- Your age and potential maximum term of a mortgage.
- Your outgoings, including other loans and commitments.
- Your other living expenses.

## 2. Save your deposit

With your Lender able to lend you up to 90% of the house price, it means you must fund a deposit of at least 10% of the price yourself. The best way is to save for this over time, so it is best to begin this long before you go to apply for a mortgage; it will also show potential Lenders that you have a solid savings track record and good income management. However, your deposit can also be funded by a job bonus, a gift or inheritance. If you are a first-time buyer and investing in a new-build home, you may also be eligible for the Help to Buy Incentive. More details on this can be found in our Guide to the Help to Buy Incentive.

## 3. Consider related costs

There are a number of other costs associated with buying a home, so these must also be considered when saving or applying for a mortgage. They include:

- **Stamp duty** – the current rate is 1% of the purchase price up to €1,000,000; and 2% of any value over that.
- **Bank valuation** – your Lender will require an independent valuation by a professional valuer.
- **Legal fees** – this can be a flat fee or a percentage of the purchase price; you must agree this with your Solicitor before you engage their services.
- **Broker fees** – if you are employing a broker to find you the best mortgage, you may be charged a fee for this service.
- **Structural Survey** - Homebond covers your new home for 10 years against structural defects. You can however arrange for your own structural survey which is an additional cost.
- **Snagging** - You will also be invited to carry out a snag of the home prior to closing the sale. You can prepare this yourself, but many people choose to appoint a professional snagger, which would be an additional cost.

## 4. Gather your employment records

In general, Lenders are looking for applicants with a solid and steady income. This means that you must have finished any probationary period, be fully permanent and demonstrate at least 6-12 months continuous employment. If your monthly wage includes overtime, bonuses and commission, a percentage of these may be considered by some Lenders. If you are self-employed, a Lender will want to see two or three years' tax returns or audited accounts. To get yourself ready for applying, get the following paperwork ready:

- A current or most recent P60 confirming your salary.
- A completed salary certificate from your employer detailing basic and variable remuneration.
- Three recent payslips.
- A completed Form 11/Chapter 4 and tax clearance certificate (if self-employed).

[continued on next page](#)

## A Step by Step Guide to drawing down your Mortgage (Continued)

### 5. Demonstrating an ability to repay

All Lenders will look further than your employment record and income to see that you have the ability to meet your mortgage payments, and to stress-test against possible rises in interest rates. Your monthly spending and savings will be looked at in detail. It is recommended that you spend at least six months creating a paper trail detailing your monthly outgoings. These include:

- **Monthly savings** – be consistent each month, to show a regular pattern of saving.
- **Repay loans** – if you have any pre-existing loans, make sure repayments are up to date and try to pay these off before drawing down your mortgage.
- **Rent** – if you are paying rent, pay it through your bank account and mark it clearly as “rent”.
- **Mortgage repayments** – if you are trading up, you will need to show that you have a good track record in meeting your existing mortgage repayments.

### 6. Check your credit history

When you apply for a mortgage, your Lender will apply to the Irish Credit Bureau (ICB), which maintains a database of information showing any repayment history you may have on loans such as mortgages, car loans and credit cards. Typically, your repayment history over a five-year period is included in this credit report. You can order your own credit report prior to applying for a mortgage; if your credit score is poor and can be improved in the short to medium term, your broker may recommend holding off on applying until your credit score improves.

### 7. Look at your lifestyle

Lenders need to be assured that you are a dependable customer and that you will successfully repay the loan. They will take this assurance from how you manage your money and your lifestyle habits. Before you apply for a mortgage, it pays to consider the following:

- **Manage your credit card** – try to pay off the balance each month and avoid building up expensive credit card debt.
- **Live within your means** – each month, demonstrate that you do not spend more than you earn.
- **Keep clear financial records** – if you have multiple bank accounts, make sure the transactions between them are clear, clean and consistent.

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