

PROPERTY APPRAISAL



 Ballygarry, Partry, Co. Mayo, F12 RF22

Our Offices

Main Street, Ballinrobe
Co. Mayo, F31 HH39

Bridge Street, Headford
Co. Galway, H91 VY54

Odeon House, Eyre Square
Co. Galway, H91 CP5T

PROPERTY PARTNERS

GILL & GLYNN



Emma Gill
Director

License: 004682

087 799 9955



Emma is a member of
The Institute of Professional
Auctioneers & Valuers as well
as a recognised
TEGoVA Residential Valuer.

emmagill@propertypartners.ie

We would like to take this opportunity to thank you for inviting us to carry out a market appraisal on the above mentioned property.

We have compiled a report below which notes our opinion of market value in relation to the subject property for the possible sales purposes. We arrived at our value based on the comparable method of valuation. We had particular regard to the recent comparable sales listed below. We made appropriate adjustments to reflect the specific characteristics of your property including location, property type, size, condition etc. We also had regard to other comparables in the area together with market conditions. This is a realistic and qualified opinion of value.

We have also provided a recommended sales strategy which we are happy to discuss further should you decide to go to the market.

Our aim is to sell your property in the best possible way and at the best possible price. We strive to do this in a sufficient and time-worthy manner. We can assure you that our hardworking and results-driven team will provide you with an excellent service should you decide to sell with property Partners Gill & Glynn.

We look forward to speaking with you following your review of this appraisal and answering any questions you may have.

Kind regards,

Emma



**With over a decade of
experience in property, we
offer a dynamic,
professional and
personalised service to
each and every client.**

Executive Summary



Opinion of Value	€230,000 - €250,000
Recommended Guide Price	€240,000
Property Type	Detached house
Number of Bedrooms	3
Size	115.9 m ² / 1,247.5 ft ²
Price per sqM	€2,070 per m ²
Land Site	0.5 acres

Comparable Properties

#	Address	Price	Details	Picture	Sale Date
1	Portroyal, Partry, Co. Mayo, F12 H6R3	€280,000	<ul style="list-style-type: none"> • 4 bed, 2 bath, Detached house • In good condition, larger than subject property • Large manicured gardens • 2km from subject property • New windows and doors • Built in 1969 • DER D1 Rating 		15/12/2023
2	The Old Schoolhouse, Derreendafderg, Srah, Tourmakeady, Co. Mayo, F12 P2W0	€165,000	<ul style="list-style-type: none"> • 3 bed, 1 bath, Detached house • Former national school converted to a residence • 116 sqm • New roof, internal wall insulation, double glazed windows • Built c. 1880 • 10km from subject property • BER D2 Rating 		16/12/2022

Comparable Properties

#	Address	Price	Details	Picture	Sale Date
1	Tooreen, Partry, Co. Mayo, F12XC89	€185,000	<ul style="list-style-type: none"> • 3 bed, 1 bath, Detached house • 110 sqm • Pristine decorative finish • There has been market improvement since this sale • Modernised with improved BER • 4km from subject property, but metres as the crow flies • BER E2 Rating 		07/06/2022
2	Devleash East, Killavally, Westport, Co. Mayo, F28 V993	€195,000	<ul style="list-style-type: none"> • 3 bed, 2 bath, Detached house • Older than subject property • 66sqm with 0.29 acre site • Stone storage shed • Modernised property • 12 km from subject property • BER F Rating 		12/12/2023

Marketing Packages

Basic Package €250 + VAT

Includes the following:

- Full inspection, measurement and sales proposal including our opinion of value and recommended sales strategy
- In-house photography and brochure
- Property Adverts on; Daft.ie MyHome.ie, PropertyPartners.ie, and our Social Media Platforms
- Installation and Removal of 'For Sale' signage
- Window & Tv display at our Galway and Mayo offices.

Standard Package €400 + VAT

Includes the basic package and the following:

- Professional photography to include internal and external images in both high resolution and web ready format
- Floor plans

Premium Package €550 + VAT

Includes the basic and standard package and the following:

- Drone Footage
- Professional Promotional Video
- Periodic national advertising opportunities with Property Partners Nationwide

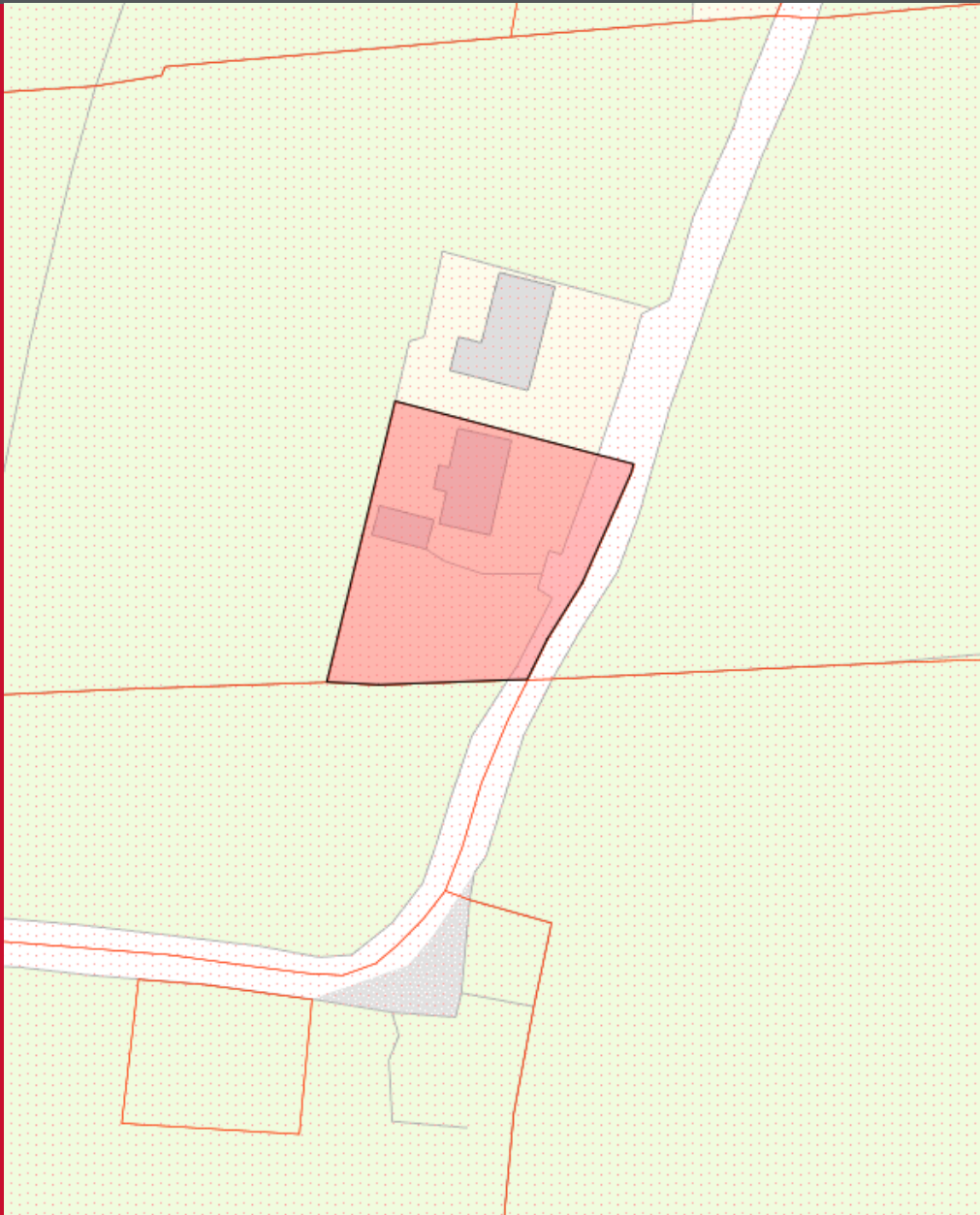
Marketing Package Recommendation:

We would recommend the 'Standard Package' at €400 + VAT for your particularly property. See full details of above



We provide our clients with excellent marketing packages to ensure maximum exposure for their property.

Property Location



Folio No.	MY19100F
Title Level	Freehold
Plan No.	21
Property No.	1
Area of selected plans	0.15 hectares
Number of plans on this folio	1

Discussion

Opinion of Value

In our opinion the market value of the subject property is estimated to be in the region of €230,000 - €250,000

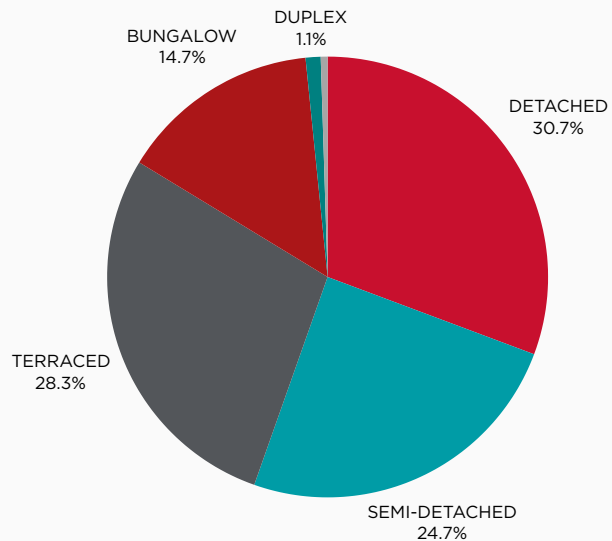
Market Value

The definition of Market Value is 'the estimated amount stated in this report is the price for which the property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without being under compulsion'.

Recommended Sales Strategy

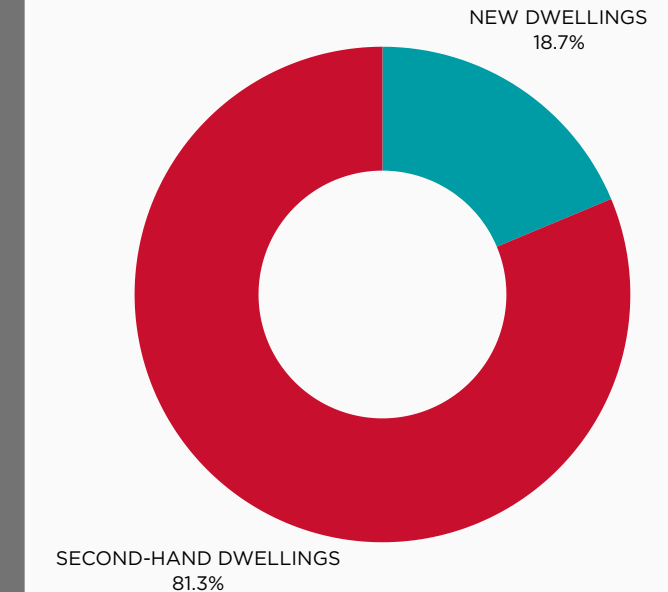
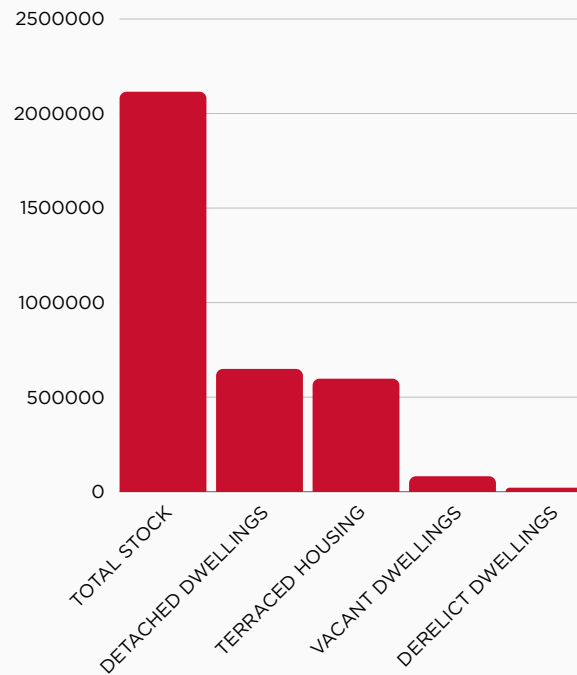
We would recommend a sale by 'Private Treaty'. We would suggest a 'Guide Price' of €240,000

Market Snapshot



Residential Dwellings by Building Type
in Ireland, June 2023

Residential Dwellings Stock



Property Transactions



€366,291

Average national
property price



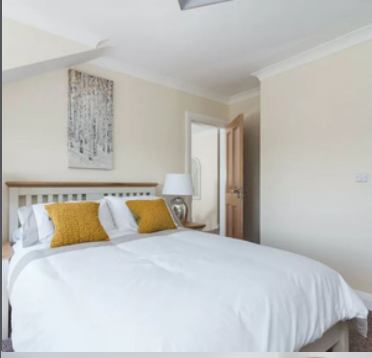
22,842

Buildings under construction,
June 2023

COURTESY OF



Professional Photography



What are the benefits?

These stunning photos have great visual impact when attracting potential buyers.

Professional photography showcases the best features of your property, making it more valuable to interested parties.

With the internet being the primary way people search for property, good photos are likely to encourage viewings. A bad photo, not reflecting what the room looks like can leave a lasting poor impression.

What do we offer?

We strive to promote your property using attractive, high quality, professional photography.

Our packages include professional photography, drone photography, floor plans and videos



Social Media Platforms

In this digital age, we understand the importance and impact of a strong presence on social media.



Growing Following

Our Instagram page has over 800 followers and our Facebook page has over 2,600 likes.

Both pages continue to grow and provide us with a direct connection to potential buyers.



International Attention

Our YouTube Channel provides us with a platform to showcase virtual tours and stunning drone footage of your property.

Our Channel has over 800 subscribers and receives an average of 2,700 views from all around the world.



Wide Reaching

On average, our Instagram posts reach far beyond our 800 followers and are exposed to over 7,500 people.

The same can be said of our Facebook page, which is visited on average by over 3,000 people.

Relationship with The Sunday Times

Our use of a professional copywriter in the creation of property write-ups and descriptions has allowed us to build a strong and rewarding relationship with the Sunday Times.

Our properties are frequently selected for features in the Sunday Times, providing them with an even greater level of exposure. These features are not only limited to ink and paper; properties have also been showcased on the Sunday Times Instagram Page.

16 May 14, 2023 The Sunday Times 184

Move

New to the market

Grainne Rothery's pick of the properties available to buy in Ireland this week

CO MAYO
Completed in 2006, No 3 Cill O Seighin is a two-bedroom, two-bathroom home at one end of a terrace of three located just over 1km from the centre of Ballinrobe.

Downstairs accommodation in this 75 sq m house includes a triple-aspect living room with a fireplace and double doors to the garden, a kitchen, a bedroom and a guest WC. There's another bedroom with fitted wardrobes and a full bathroom upstairs. To the rear and side there's an enclosed garden, with a patio area next to those doors from the living room. The house has oil-fired central heating and a C1 energy rating.

Cill O Seighin is just off the N84, which links Galway and Castlebar. Galway is 45km away and Castlebar 30km.

Agent propertypartners.ie
What we love The bright aspect and the huge built-in bookcase in the hallway.
Good to know No 3 is located at the end of a cul-de-sac.

€165,000

CO GALWAY HIGH-END FINISHES AND PLENTY OF SPACE

Although construction began more than ten years ago on this four-bedroom detached property in the townland of Kishahmy in north Galway, the fit-out and finishing touches have been completed more recently after the arrival of its present owner in 2019.

The house, which sits on a 0.8-acre site on a country road about 3km from the village of Kilconly, offers 210 sq m of living accommodation. Downstairs, this includes a generous entrance hall with an en suite bedroom on one side and a sitting room on the other with a bay window overlooking the front garden, an inset stove and floating storage units. Features in the hall include the red front door with the wooden staircase with a tempered glass balustrade.

At the back of the house, the kitchen/dining room has contemporary units, quartz worktops and an island. Windows overlook the garden, while French doors at the side open out to a patio area. There's also a large utility room next to the kitchen with a guest WC and a hot press off it, as well as another external door to the garden.

Three more bedrooms and the family bathroom are upstairs. The main bedroom has a walk-in wardrobe and an en suite shower room. There's also a large landing and a generous linen cupboard and access, via a Stira staircase, to the attic space.

The garden includes lawn at the front, back and side, as well as the patio, which includes paving and gravelled areas. It's hidden from the road by a new fence/wall combo with smart raised planters.

The property is located to the border with Mayo. It's about 15km to Tuam and about 25km from Cong.

Agent propertypartners.ie
What we love The amount of space and the high-end finishes throughout.
Good to know The house has triple glazing, a B2 energy rating and

€290,000



CO MAYO

Views of Lough Mask and the Connemara mountains are among the star attractions at this airy cottage in Derrypark.

Built in 2000 on a 2.66 acre site, the house has 100 sq m of living space, including three bedrooms. Two of these are on the ground floor, along with the sitting room, a separate kitchen/diner and the bathroom. The double-height sitting room has a stove and French doors to a patio overlooking the lake.

Upstairs, the third bedroom and office space are mezzanine-style and connected by a walkway above the sitting room — not for the faint-hearted.

The cottage has oil-fired central heating, triple-glazed sash windows and a C3 energy rating.

Agent propertypartners.ie

What we love The beautiful views.

Good to know Bring your provisions — it's 9km to the village of Tourmakeady and about 29km to Ballinrobe.

€195,000



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BALLINROBE
094 954 2819

HEADFORD
091 884 000

GALWAY
091 884 000

emmagill@propertypartners.ie

www.propertypartners.ie

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YOUTUBE CHANNEL



SCAN ME

SAMPLE OF OUR DRONE PHOTOGRAPHY: Cloghbrack

