

# Our Guide to **Viewing** **a Property**



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## Supporting you every step of the way

It can be easy to get carried away when viewing a property, especially if the property is ticking all the boxes of your search criteria. But before you set your heart on your potential new home, take a moment to read through our guidelines on what to look for before making that all-important decision. We've been in the business of buying and selling property in Ireland for more than 30 years and we want to share our insight and experience with you to help you make the choice that's right for you.

## The First Viewing

Now that you've got your shortlist of properties to view ready, here are a few things to consider at the viewings:

**Kerb appeal:** whether you are considering a house or apartment – when you arrive at the property take a moment to consider how it looks from the outside. Is this important to you?

**Lighting and natural light** in particular is very important, so if you arrive and the lights are on during the daytime, turn them off to see how much natural light is available.

**The layout** – does it work for you – even though it may not be to your liking – consider if there is the potential to change it? If so it may be worth asking the opinion of an architect to see what could be done and what approximate costs would be involved.

**What's the garden / balcony orientation** – is this a deal breaker? It is worthwhile knowing how different orientations affect both outdoor and indoor spaces so if you're not sure ask the agent and take the time to check yourself by visiting the property at different times of the day.

# The Big Questions

## **What's the square footage?**

This should be on the brochure and in the details online but it's always good to double-check with the agent what liveable space the measurement includes?

## **How long has the property been on the market?**

If a property isn't selling and has been on the market more than a few months you want to know why. It could be down to price, poor presentation, oversupply or structural issues.

## **Are there any offers?**

Always ask what the current level of offer is, this way you can gauge interest and if there is more than one interested party. It's also a good indicator of what the property is likely to sell for and a barometer for you to see if your budget is viable.

## **Is the price negotiable?**

This may depend on certain factors such as how long the house has been for sale and the vendor's situation.

## **What's included in the price?**

If carpets, curtains and kitchen appliances are all included in the price it could be a considerable saving for you and could make your budget more flexible.

## **Planning permission?**

If the property has been renovated or extended, ask your agent for confirmation that the work satisfies planning standards and that permission was sought.

## **Management fees?**

Where a property shares communal grounds, there is usually a management company that maintains the area. Ask what the cost of this service is for the year and factor this figure into your budget.

## **Waterfront liability?**

If the property is close to water ask about any recent flooding in the area, it could have a big impact on getting home insurance in terms of cost which could be high if the property is considered to be at risk.

## **Why is the vendor selling?**

It's always a good idea to check with the estate agent the reason behind why the property is for sale. This gives you an idea of who lives there and could be a good indicator as to whether the property would suit your needs.



## Interested?

With some of the bigger questions out of the way now it's time to focus in on the detail and prepare yourself a checklist on what to look for at your next viewing. This is a time for concise clear facts that will help you make an informed decision on whether this property is the right one for you.

You will need to think with your head and not your heart at this crucial stage in your house-hunting, so we've prepared a checklist for you based on our experience on what matters to help you make that choice.

# Take a closer look

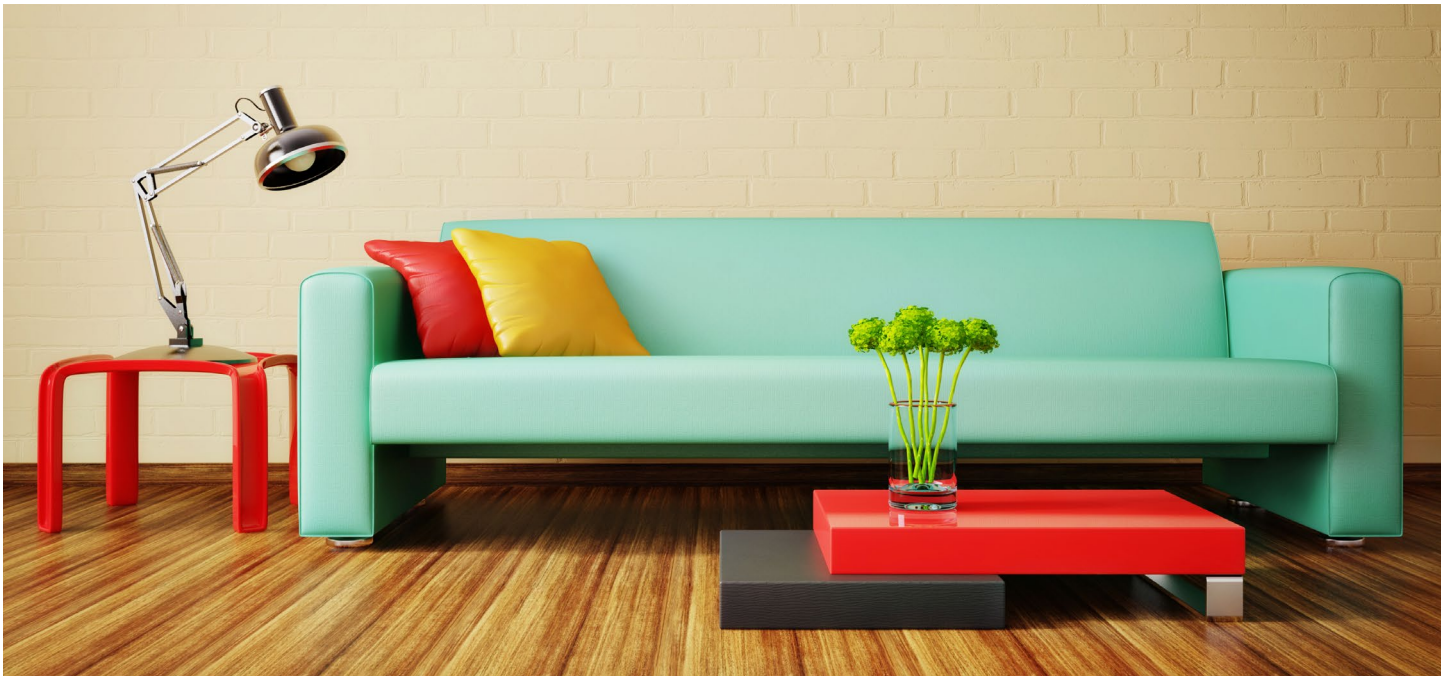
## Checklist:

1. How much work does it need? Does this work need to be done before you move in?
2. Is the kitchen dated? Will you want to replace it?
3. Does the bathroom(s) need updating?
4. When was it last rewired (if a second-hand property)?
5. What heating is there and how old is the system?
6. Are the windows double glazed?
7. What is the BER rating? (Building Energy Rating)
8. Is the roof in good condition?
9. Any sign of damp or mould on walls, behind cupboards or on ceilings?
10. Will the living space work for you, is it big enough?
11. Is there potential to extend in the future if required?
12. Can you hear noise from next door?
13. Is mobile coverage good?

# What's happening outside?

- Is the garden or outdoor space big enough or if not is there a local park or communal area nearby?
- Is there rear access?
- Are you overlooked by neighbours?
- Are neighbours homes & gardens well-maintained?
- Is it a busy road?
- Is there a garage, off-street parking or a parking space?





## Who's selling?

Is it an owner occupier, an investor or an executor sale? The vendor's position may affect the pace of the sale or when you can take possession – the average sale takes anywhere between 2 - 5 months. An executor sale can take several months if there is a delay in probate being issued. (Probate is a legal process that allows a person to deal with a deceased person's assets).

## Action plan

- Note how the natural light looks the first time you view the property. You may want to go back for a second look on another day at a different time to see how the sun moves around
- Drive around the area at night and at the weekends to see if it maintains its appeal
- Test drive your daily commute – how much time does it take in rush hour traffic?
- Note your local amenities, schools and recreational areas
- Will parking be a problem?
- Take a walk around the area to get a feel for it

## And finally

If the answers to all the above are balanced in the positive spectrum you could be well on your way to securing the home of your dreams. Better to have ironed out all the finer detail before contemplating putting in an offer so that you are confident that you have considered all the pros and cons.

We are always on hand to answer any queries you might have at any of our offices nationwide. Feel free to call in to discuss your requirements or visit [sherryfitz.ie](http://sherryfitz.ie).

