

# 7 invaluable and inexpensive tips to achieve up to €10K extra for your property



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# Create kerb appeal

## First impressions count.

Take a good look around the outside of your property.

Even ask a friend to lend a critical eye.

Clean the driveway and powerhose if needed.

Paint the front door and plant some bright coloured flowers.

Does your property have the "kerb" appeal?

Flower boxes always make a home more welcoming.

**Remember, you never get a second chance to make a first impression, so make sure it's a good one!**



# Declutter

**Now is a great time to get rid of unwanted items.**

## **Be ruthless**

Arrange three piles:

- Keep
- Give to charity
- Dispose

If you and your family have outgrown your home and are upscaling it may be worth hiring short term storage for seasonal items, luggage, furnishings etc.

## **Consider hiring a skip**

It would be the best money you spend to get rid of old bikes, obsolete furniture, worn rugs, cushions and undesired paintings.





# Clean

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**'Til it sparkles.**

With increasingly busy lifestyles, vendors often obtain the services of a professional cleaning company.

It can take a lot of pressure away from you, allowing you to allocate more time to decluttering and staging.

**A clean home will be essential if you want to add value to your property.**



## Minor renovations

### Those pesky but important jobs.

- That unsightly gap in the tiling in the kitchen which was on your "to do" list. Now is the time to get it fixed.
- The skirting in the hallway that is falling off
- The lights missing in the lounge
- The broken shower head
- That patch in the living room ceiling

**you get the drift!**

Consider obtaining the services of a handyman for a day. Make sure to get a quote first or perhaps a recommendation from a friend.

We have excellent maintenance, painting, cleaning and refuse disposal contractors which we would be happy to recommend.





# Increase energy efficiency

**Simple ideas to make your home warmer.**

An energy rating (BER) is a legal requirement when selling a property.

**The higher the BER rating, the more attractive it is to buyers.**

**Simple and inexpensive ways to get an improved BER:**

- Insulate the attic (this can easily be a DIY job)
- Change all lights throughout the property to LED
- Thermostats on the radiators
- Relag the hot tank.



# Stage

## Make your home look more appealing.

This is the real secret to obtaining the most money for your property.

A staged home attracts more viewings, increased offers and sells for more money - **FACT**.

### Here are some tips that are the essence of staging your home:

- A strategically placed mirror can make a room appear bigger
- A plant can add character
- A coloured rug can add depth and luxury
- A light or lamp can add warmth and ambience

The list is practically endless and the most important thing to note is that **staging need not be expensive**.

All of the soft furnishings you purchase for staging will be going to your new home.

Do make sure to contact us with any queries, home staging advice is included in our fees.



*Today is your day.*



## **Final preparations**

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### **On viewing days.**

Stick to one or two days per week for viewings and between certain times on these days.

This gives you control and more time to make sure your property is looking it's best.

Dress all beds with white duvet covers and pillow cases.

Place fresh rugs beside beds and store between viewings.

Put fresh white towels and bath mats in the bathrooms and store away between viewings.

Ensure all lights are working and have spare bulbs handy just in case.

Cinnamon sticks or fresh candles can make a most inviting scent throughout the house.

Finally, relax, knowing you have done the best you can to ensure your home looks its best.

# WANT TO KNOW YOUR PROPERTY'S TRUE VALUE?

Would you see the value in a price  
update on your property to see where it  
sits?



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