

# PROPERTY APPRAISAL



 Knappagh Beg, Westport, Co Mayo - F28 D7D3

## Our Offices

Main Street, Oranmore  
Co. Galway, H91 Y199

Main Street, Headford  
Co. Galway, H91 PXF3

Main Street, Ballinrobe  
Co. Mayo, F31 HH39

# PROPERTY PARTNERS GILL & GLYNN



**Claire Glynn**  
Director

License: 004682  
- 004825  
087 965 5584



**Eamonn Hickey**  
Trainee Agent  
& Valuer

Claire is a member of  
The Institute of Professional  
Auctioneers & Valuers as well  
as an associate member of  
the Society of Chartered  
Surveyors Ireland.

[cglynn@propertypartners.ie](mailto:cglynn@propertypartners.ie)



15<sup>th</sup> October 2025

Dear Fiona & Victor,

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,

Claire Glynn



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

# Executive Summary





<b>Opinion of Value</b>	€900,000 - €1,000,000
<b>Recommended Guide Price</b>	€950,000
<b>Property Type</b>	Equestrian facility together with dwelling
<b>Number of Bedrooms</b>	4
<b>Land site area</b>	c.11 acres / 4.5 hectares

# Photo Gallery




DISCLAIMER: These pictures are for appraisal purposes ONLY. Professional photography will be arranged for the property advert.

# Comparable Properties

#	Address	Price	Details	Picture	Sale Date
1	Knappagh Beg, Westport, Westport, Co. Mayo, F28KW88	€490,000	<ul style="list-style-type: none"> <li>• 3 bed, 2 bath detached bungalow.</li> <li>• Fully refurbished in recent years.</li> <li>• 1.28 acres.</li> <li>• Detached office and sheds.</li> <li>• BER E2.</li> <li>• Located just 750m from the subject property.</li> </ul>		21/11/2024
2	Davillaun Cottage, 11 The Moorings, Westport, Co Mayo, F28Y673	€549,000	<ul style="list-style-type: none"> <li>• 4 bed, 2 bath detached dormer.</li> <li>• Presented in excellent condition.</li> <li>• Elevated site with sea views.</li> <li>• 129 sq m.</li> <li>• Walking distance of Westport</li> </ul>		27/08/2025
3	Curhoor, Killeenadeema, Loughrea, Co. Galway, H62FK09	€460,000	<ul style="list-style-type: none"> <li>• 1 bed cottage (77sq.m.) renovated to a high standard.</li> <li>• A rated.</li> <li>• 8 no. Stables, Sand area and purpose built office - all constructed c. 5 years ago.</li> <li>• 5 acres of good quality land.</li> </ul>		August 2025

# Comparable Properties

#	Address	Price	Details	Picture	Sale Date
4	Cummer, Tuam, Co. Galway	On the market for €270,000	<ul style="list-style-type: none"><li>• Established equine facility with 15 acres.</li><li>• 10 stables.</li><li>• Barn extending to 256 sq m.</li></ul>		On Market

# Marketing Packages

<p><b>Basic Package</b> €250 + VAT</p> <p>Includes the following:</p>	<p><b>Standard Package</b> €400 + VAT</p> <p>Includes the basic package and the following:</p>	<p><b>Premium Package</b> €550 + VAT</p> <p>Includes the basic and standard package and the following:</p>
<ul style="list-style-type: none"> <li>• Full inspection, measurement and sales proposal including our opinion of value and recommended sales strategy</li> <li>• In-house photography and brochure</li> <li>• Property Advert on; Daft.ie MyHome.ie, PropertyPartners.ie, and our Social Media Platforms</li> <li>• Installation and Removal of 'For Sale' signage</li> <li>• Window &amp; Tv display at our Galway and Mayo offices.</li> </ul>	<ul style="list-style-type: none"> <li>• Professional photography to include internal and external images in both high resolution and web ready format</li> <li>• Floor plans</li> </ul>	<ul style="list-style-type: none"> <li>• Drone Footage</li> <li>• Periodic national advertising opportunities with Property Partners Nationwide</li> </ul>
<p style="text-align: center;"><b>Additional Package Options</b></p> <ul style="list-style-type: none"> <li>• Fully produced internal video tour, with drone footage</li> <li>• Features in relevant publications, i.e. The Sunday Times, The Farmer's Journal</li> <li>• A Daft.ie Premium Advert</li> </ul>		

## Marketing Package Recommendation:

We would recommend the 'Premium Package' at €550 + VAT for your particular property. See full details of above

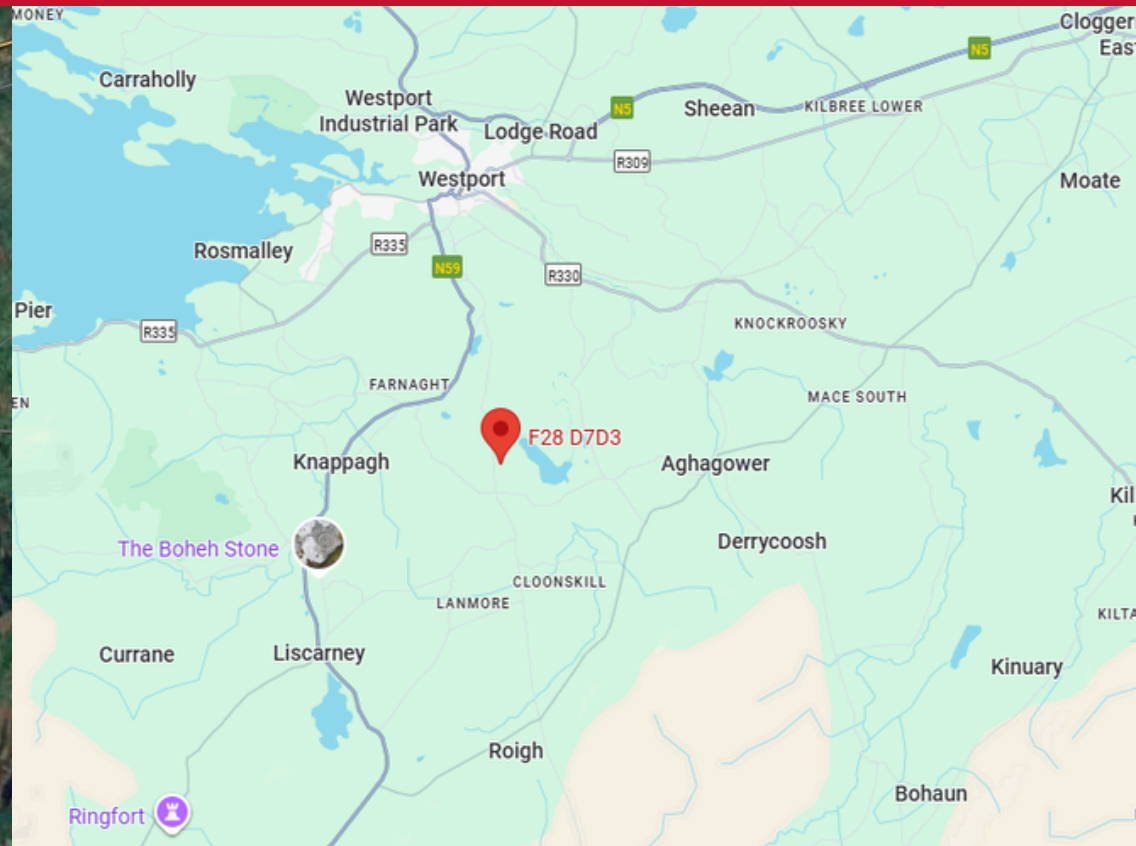
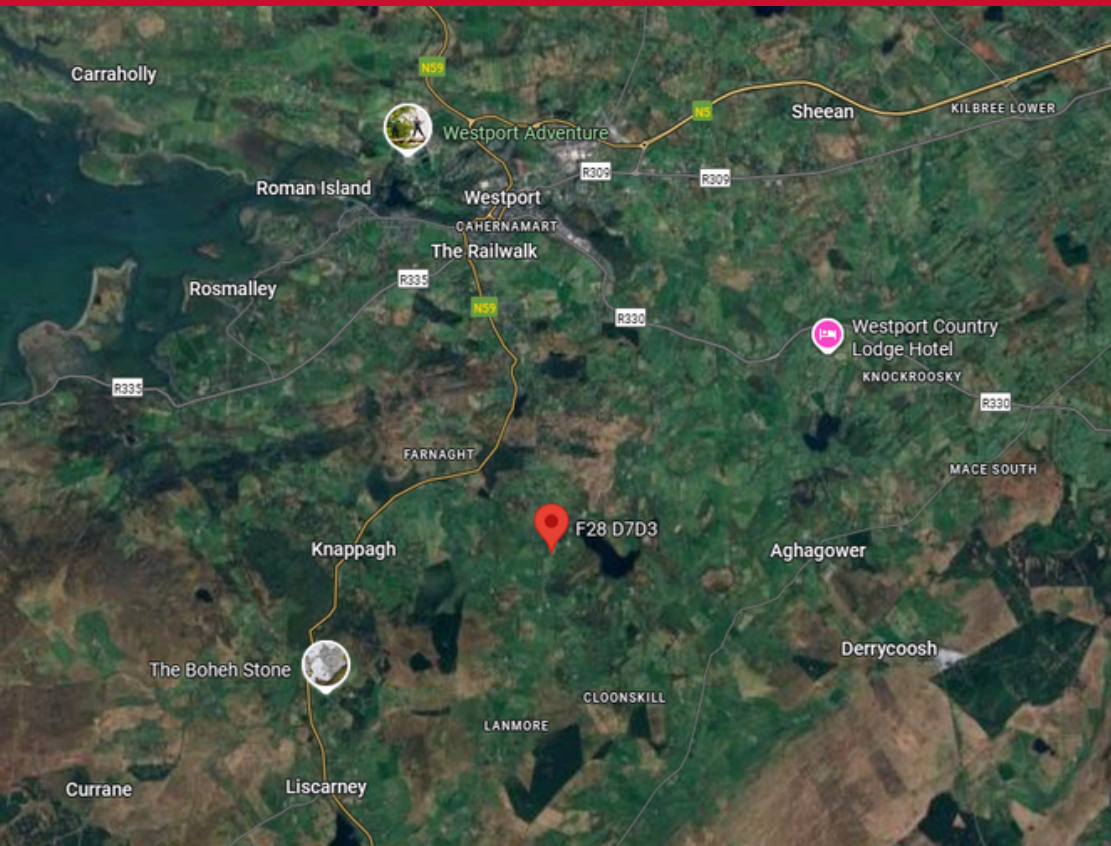
# Daft Advantage Ads

You don't sell a home everyday so get seen and get sold with a Daft Advantage Ad; the best way to sell your home in Ireland!

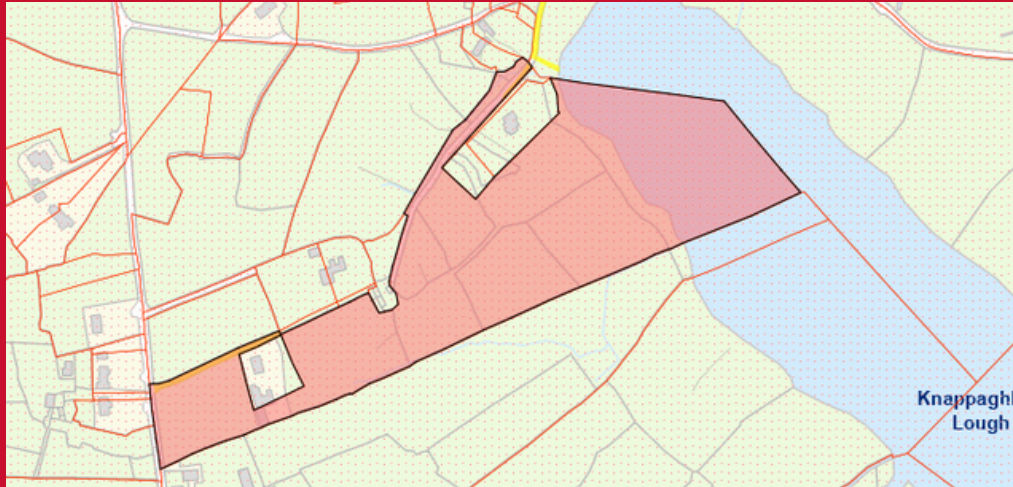
Find the right Daft Advantage Ad for you:

<h3>Advantage Featured</h3> <p>Properties listed for &gt;€500k - <b>€699</b></p> <p>Properties listed for &lt;€500k - <b>€599</b></p>	<h3>Advantage Premium</h3> <p>Properties listed for &gt;€500k - <b>€399</b></p> <p>Properties listed for &lt;€500k - <b>€299</b></p>	<h3>Advantage Lite</h3> <p>Properties listed for &gt;€500k - <b>€199</b></p> <p>Properties listed for &lt;€500k - <b>€99</b></p>
<ul style="list-style-type: none"> <li>Listed above all Premium, Lite &amp; Standard ads</li> <li>Featured Status for 365 days</li> <li>2x bigger than a Standard ad.</li> <li>4 photos on the ad card</li> <li>A brochure of your property emailed to active buyers</li> </ul> <div data-bbox="181 1070 719 1481"> <p><b>*65% More Leads</b></p> <p>Ballintyre Meadows, Ballinteer, Ballinteer, Dublin 16, D16AB12  <b>€650,000</b>          3 Bed - 2 Bath - 150m<sup>2</sup> - Detached          Virtual tour Habitat Properties</p> </div>		

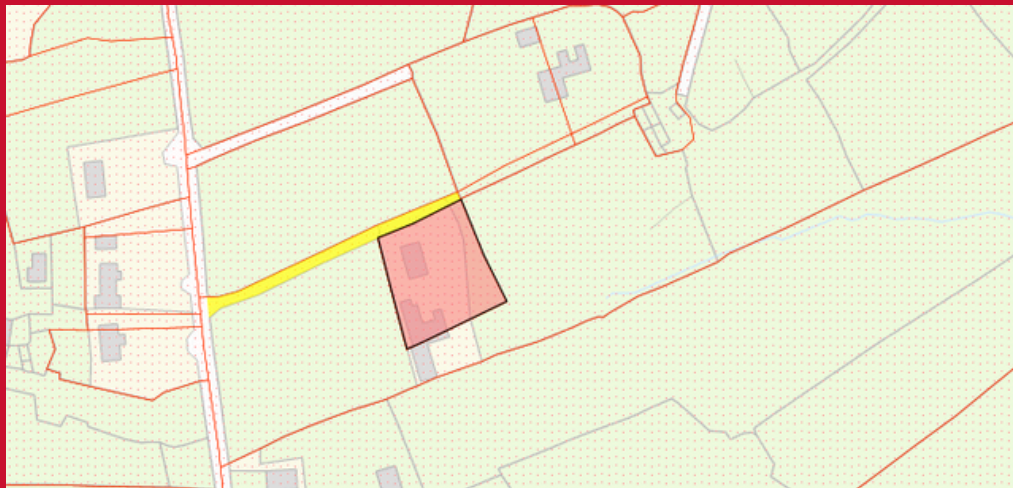
# Property Location



# Property Location



<b>Folio No.</b>	MY59026F
<b>Title Level</b>	Freehold
<b>Plan No.</b>	CB4KV
<b>Property No.</b>	11
<b>Area of selected plans</b>	6.78 hectares
<b>Number of plans on this folio</b>	1



<b>Folio No.</b>	MY24492F
<b>Title Level</b>	Freehold
<b>Plan No.</b>	C86G
<b>Property No.</b>	1
<b>Area of selected plans</b>	0.24 hectares
<b>Number of plans on this folio</b>	1

# Discussion

## Opinion of Value

In our opinion the market value of the subject property is estimated to be in the region of €900,000 - €1,000,000

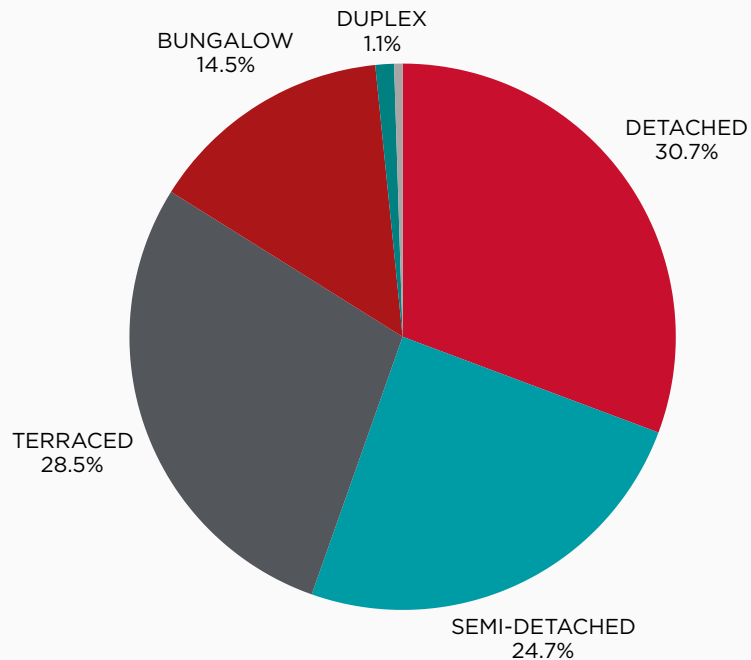
## Market Value

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 €950,000

# Market Snapshot



Residential Dwellings by Building Type  
in Ireland, Q4 2024

↑ **€399,763**  
Average national  
property price

**PROPERTY  
TRANSACTIONS** ↓  
**46,894**

Total property  
transactions in the 12  
months to November  
2024, a fall of 6.3% year  
on year

**AVERAGE NATIONAL  
VACANCY RATE** ↓

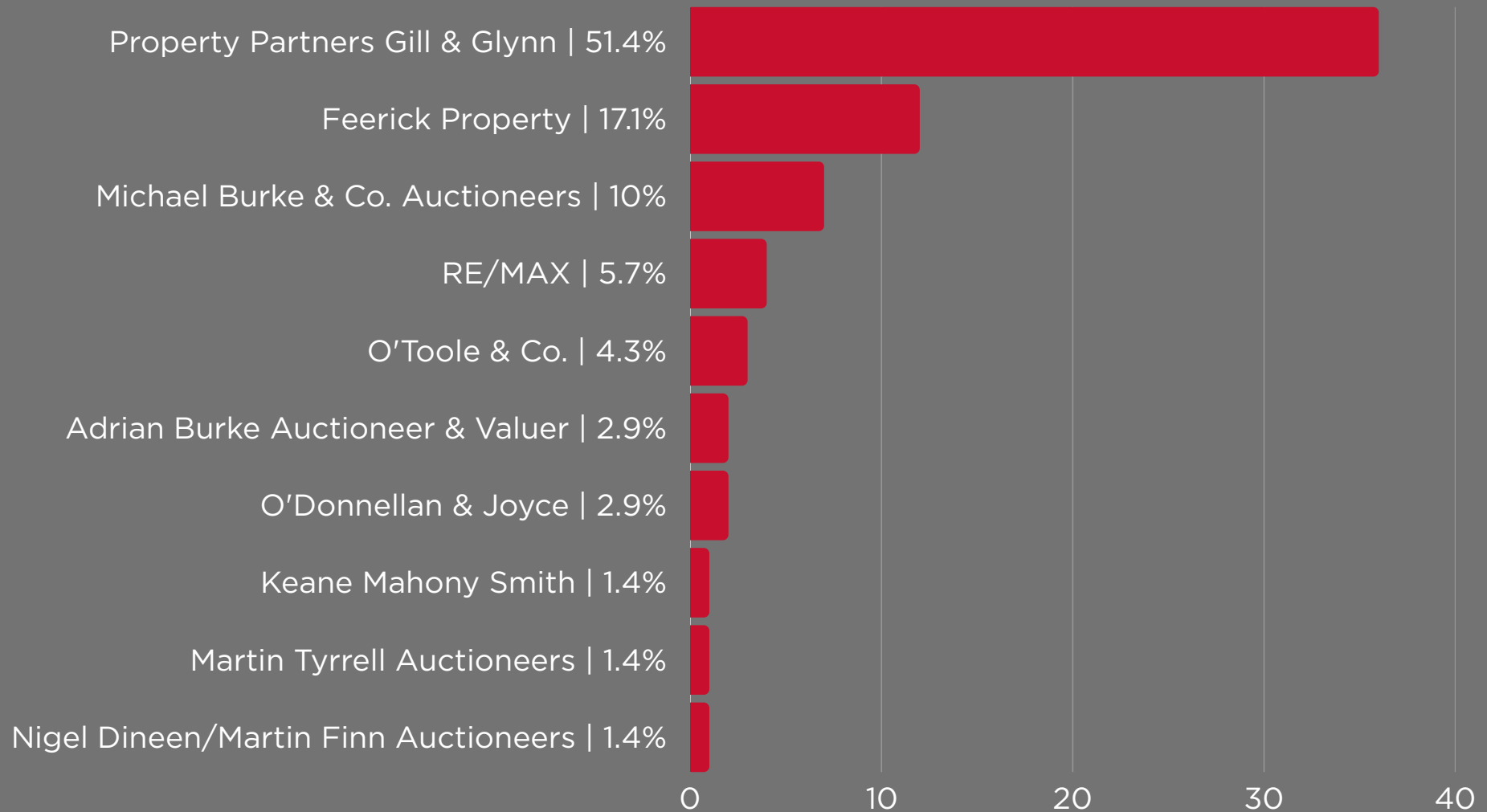
**3.8%**

19 counties reported a  
decline in vacancy rates

↓ **22,251**  
Buildings under  
construction

COURTESY OF

# Ballinrobe Market Share 2024



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 1,000 followers and our Facebook page has over 3,000 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 1000 followers and are exposed to over 24,000 people every month

The same can be said of our Facebook page, which has an average reach of 67,000 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, Western People, and The Irish Independent, 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

**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**

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

**€460,000**

**FRIARSQUARTER EAST, BALLINROBE, CO. MAYO**

This impressive 6 bedroom home offers spacious living across 2 levels, including a large open-plan kitchen, dining, and living area with a conservatory, as well as a cosy sitting room with a fuel-burning stove. Each bedroom has its own ensuite, and two feature stylish panelling.

PSRA No. 004682.

**PROPERTY PARTNERS GILL & GLYNN**  
TEL: 094 954 2819

**Abbey Street, Ballinrobe, Co Mayo**  
**€265,000**  
Property Partners Gill & Glynn (091) 884 000

Translated from the French for 'without worry', residents of Sans Souci have no need to stress about getting places fast with two primary schools, two secondary schools, a Tesco store, the town centre and Bray's landmark seal from all within walking distance. Facing an amenity green with sea views, No7 has a floor area of 1,475 sq ft including a living room, dining room, kitchen/breakfast room, four bedrooms (one en suite) and a bathroom. The converted attic has Velux windows and recessed lighting.

Not only does this terraced house in Ballinrobe town have four bedrooms, it comes with a detached 592 sq ft, two-bed self-contained granny flat to the rear. Built in 1906 and recently renovated with modern kitchen/bathroom fittings and skylights, the main house extends to 1,277 sq ft. At ground level, there's a sitting room, an open-plan kitchen/dining/living room with doors to the back garden and a utility room. The four bedrooms (one en suite) are upstairs along with a family bathroom.

feature stylish panelling.  
PSRA No. 004682.

**PROPERTY PARTNERS GILL & GLYNN**  
TEL: 094 954 2819

offering an ensuite.  
PSRA No. 004149.  
**SHERRY FITZGERALD MADDEN**  
TEL: 090 9741353 / 091 870449



SAMPLE OF OUR DRONE PHOTOGRAPHY:

# PROPERTY PARTNERS

GILL & GLYNN

BALLINROBE  
094 954 2819

HEADFORD  
091 884 000

ORANMORE  
091 567 890

[cglynn@propertypartners.ie](mailto:cglynn@propertypartners.ie)

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

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