

World Class Service  
&  
Local Expertise

About Us

#### A Boutique Auctioneers that makes buying and selling homes personal

Keane Mahony Smith auctioneers and estate agents are one of the largest and most established property selling agents in the south of Ireland, specializing in quality residential and commercial property, farms and lands, coastal and country. We pride ourselves on our "one to one" personal service, giving both vendors and customers our undivided personal attention.

We are confident that, whatever your property requirements, selling or purchasing we can cater for them at Keane Mahony Smith Cork.

Services

#### Residential

We pride ourselves on our "one to one" personal service, giving both vendors and customers our undivided personal attention.

Feel assured you are in safe hands with an experienced auctioneers in a wide range of residential sales, from country and equestrian houses, to waterfront property and new developments.



#### Commercial

Working with national and international commercial property owners, occupiers, investors and developers, our specialist teams have an in-depth knowledge of, and experience in, all aspects of commercial property markets in Ireland.

From offices to business parks and industrial units to development land, our exceptional commercial acumen allows us to respond to a wide range of commercial property needs across Ireland and globally.

#### Land Sales

Whether you are buying or selling land for commercial or residential purposes, Keane Mahony Smith can work with you throughout the entire process, offering valuable insight and hands-on expertise at every stage.



Testimonials



We sold our home through KMS and was so impressed by the service, care, and effort of the team gave us the entire way through the process. It was a challenging time to sell a house, right in the middle of a pandemic (!), and KMS team were a huge support and counsel throughout. Importantly they got us a great price for our property.

Date: 16/07/20



I recently sold a house using KMS and would highly recommend. I was extremely impressed with their knowledge of the local market and with the marketing of the property to achieve optimal return. Darragh and Anthony and the team were great to work with throughout the entire process and I was delighted with the price we ended up getting.

Date: 16/07/20



Firstly our house was well marketed to get the best possible price whilst Darragh and Anthony ensured that potential purchasers were vetted properly to achieve a good match. This was set against the onset of the lockdown and the difficulties that ensued. Worth every penny of their fee. Now we are on the hunt for a new home in the country.

Date: 16/07/20

Meet The Team



Darragh Taaffe

Auctioneer Partner



Anthony O'Regan

Auctioneer Partner



Megan Forde

Junior Auctioneer



Nicole White

Secretary

Keane Mahony Smith

Tel: (021) - 427 0311



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Padstow,  
Wilton,  
Cork City

**BER B1**

€475,000



21 Gleann Orga,  
Ballinhassig,  
Cork City

**BER B1**

€450,000



54 Wilton Rd,  
Wilton,  
Cork City

**BER B1**

€400,000



Mercier Park,  
Turners Cross,  
Cork City

**BER B1**

€350,000



Padstow,  
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## FARRAN WOODS, FARRAN, Co. Cork P31 VP22

<b>€450,000</b> PRICE	<b>3</b> BEDS	<b>4</b> BATHS	<b>2,800sq ft</b> $x^2$
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Detached family home located in a quiet cul-de-sac in Farran Woods, Farran, Co. Cork. The property is set on a large plot of approximately 0.6 acres and features a modern design with high-quality finishes. The house has three bedrooms, four bathrooms, and a total floor space of 2,800 square feet. It includes a large open-plan living and dining area with a fireplace, a well-equipped kitchen, and a utility room. The property also features a double garage, a separate garden studio, and a landscaped garden with mature trees and shrubs. The location is convenient for local amenities and is close to the A24 and N22 roads.

# Selling Your Property?



We are well aware that selling a property can be a very stressful time. The devil is in the detail, and we are on hand to ensure no detail is overlooked,

As a boutique agency you can be sure you will only deal with people who really care, We are on hand for every step on the process, assisting and advising wherever necessary to deliver not only the best price but the smoothest selling experience possible,

Being an 'owner run' business we can tailor our service to suit your needs.

## Steps to Selling Your Property With KMS

### 1. Valuation

Arrange an appointment with Keane Mahony Smith where an experienced member of our team will complete a free, no obligation market appraisal evaluation.

We will advise you on the contributing factors to the valuation of your property, which include current market conditions, location, similar house sales, house condition, local transport links and amenities etc. We will help you with any work that can increase the chances of you selling your property

### 2. Advising a Property Solicitor

The conveyancing process (transfer of legal title from one person to the next) is standard throughout Ireland. However, a proactive, engaged and experienced solicitor can make a big difference in ensuring the transaction is done as efficiently and effectively as possible without any unnecessary delays or hiccups,

### 3. Marketing

A Keane Mahoney Smith agent will work with you to create a plan based on your preferences with the right mix of visible online and offline marketing. We can also offer professional photography and video producing to make your property stand out.

### 4. Getting Your House in Order

First impressions are vital. Serious buyers will have an eye for detail so it's important to be meticulous. A professional clean can transform your property and get rid of any deterring smells and stains.

It's imperative to make the house, cloakrooms and cabinets clutter free so house appears more spacious.

Curb Appeal - Tidy up your front garden and entrance. Cut the grass, wash the windows and clean up the peeling paint. Little improvements can make all the difference in selling your property and getting your desired asking price.

### 5. Offers

Whenever an offer is received you will be informed verbally. We will advise you on whether it's a good offer or whether there may be room to negotiate the deal. Our experienced team will negotiate on your behalf and advise you on the best applicant for your needs. At the end of the day it's your decision whether or not to accept an offer.

### 6. Sale Agreed

Once you have accepted an offer, your property will go sale agreed. We will then seek a booking deposit between 2%-5% of the purchase price and will remove the property from the market.

Sale agreed is not legally binding for either party and a booking deposit is refundable until contracts are exchanged

The buyer at this stage will likely seek a structural survey and a bank valuation for the bank (if they are drawing down a mortgage) which your agent will help organise.

### 7. Exchange of Contracts

At this stage the solicitors acting on your behalf will draw up the Draft Contract and send it to the buyer's solicitor. Once the draft has been approved, it can be signed by both parties.

As long as the mortgage offer has been received and cleared funds placed with your buyer's solicitor, a mutually convenient date can be agreed upon for the exchange of contracts.

The completion and your sale can take several months after exchange of contracts, depending on the buyer and their respective solicitors.