

The Essential Buyer's Guide



7 Ways To Stretch Your Budget To Make
Sure You Can Get Your Dream Home



The essential
guide on
everything you
need to know
about stretching
your budget to
buy your dream
home!





If you can't afford your exact dream home right now, don't worry there are other options to make sure you get a home that inspires and invites you!

From looking for doer-uppers, styles that have gone out of fashion and more this guide will help you find ways to stretch your budget and find your ideal home!

1 Older Property

You might be able to increase the size of the home you can afford if the house is slightly older. This doesn't mean you need to buy a house that is dilapidated and falling apart, just a slightly older home as are less in demand. This could be enough to get you an extra bedroom, yard or other feature you really would like and have as a top priority.



2 Potential to expand

If you can't currently afford the size of the home that you dream of, then consider buying a home that has potential to be extended.

You could save up over time and add on to your existing space.

You can build up to 40 square meters to the rear of your house without planning permission.



Only pay for what you need

Find out what is driving up the price of the property and whether you need this or not.

Consider whether you are perhaps buying within a close radius to a school or other amenities and whether this is a priority for you. If not, consider changing your location to widen your search.



4 DIY!

Finding a property that needs improving is another way to be able to afford a home that would otherwise be out of your budget.

Dated bathrooms and kitchens can quickly be improved, yet puts off a lot of potential buyers and decreases the value of the property upon purchase.

Homes that require professional work like central heating, electrical work or double glazing are in less demand in the market. But be careful to balance out the purchase cost of these with installation



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Vacant & Derelict Property

There is a large supply of vacant and derelict properties in Ireland.

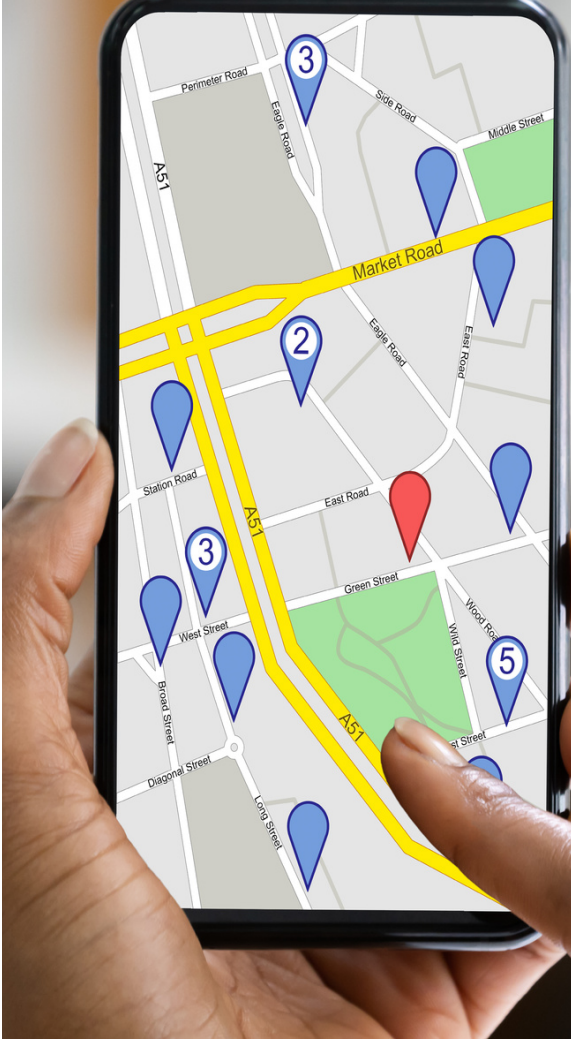
Some of the benefits of purchasing a vacant/derelict property include: no worry about obtaining planning permission if your not from the area, avail of the governmnet grants to refurbish the property and many of the older properties are larger than modern homes.

Vacant home grant of
€30,000 - €50,000

Derelict home grant of
€50,000 - €70,000



6 Location, Location, Location!



If you want a home of a certain size but can't afford it in a certain area, you might need to think which of those aspects are the most important to you and rethink your location.

It's always best to look at buying in up and coming areas near to established areas or in the surrounding neighbourhoods of where you would like to live if you decide to change locations rather than size.

7

Get help from the government

With the "Help to Buy" scheme first-time buyers can get a refund of some of the income tax and DIRT (Deposit Interest Retention Tax) they paid in Ireland over the 4 years before they buy a new home.

The First Home Scheme aims to support eligible first-time buyers and Fresh Start applicants by bridging the gap between their deposit and mortgage, and the private market price of the new home (subject to regional price ceilings).



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