



MD

Open your Door to Mitchell Douglas

www.mitchelldouglas.ie

MITCHELL DOUGLAS

SALES • LETTINGS • MANAGEMENT • COMMERCIAL



T: 01 - 2021877 M: 085 8610069

www.mitchelldouglas.ie • mitchelldouglas@live.ie



TRADITIONAL VALUES, MODERN APPROACH...

Welcome to **Mitchell Douglas** - "your local agent" in the North Wicklow/South Dublin areas. You will be assured of a friendly and professional service where "nothing is too much trouble."

We pride ourselves in giving every customer individual care and attention with a personal touch. **Mitchell Douglas** is independently owned and managed by Margaret Mitchell and Sharon Douglas, with over 30 years combined experience in selling and letting properties across North Wicklow and South Dublin.



OUR SERVICES...

- RESIDENTIAL SALES
- LETTINGS
- PROPERTY MANAGEMENT
- COMMERCIAL SALES
- COMMERCIAL LETTINGS
- IN HOUSE PROPERTY SERVICES

Call us or drop into our offices and discover why people choose to entrust the sale of their homes to **Mitchell Douglas**.

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WHY CHOOSE **MITCHELL DOUGLAS** TO **SELL** YOUR HOME...

Our reputation has been built on combining local knowledge and straight forward honest advice with first class customer service and care, provided by our dedicated team of friendly, knowledgeable and proactive staff.

Mitchell Douglas knows there is no greater advocate of a business than a happy client or customer. So here are some comments from some of our happy customers.

"Thank you so much for the professional way you handled the sale of my property"

- **John M**

"My wife and I would like to thank all the team at Mitchell Douglas for all your help in selling our home"

- **Mary J**

"Brilliant service, thank you once again"

- **Sinead C**

"Many thanks for all your help in getting our house sold. It was a pleasure to deal with Mitchell Douglas"

- **Ruth D**

It is our belief therefore, that being good at what we do isn't good enough; our service has to be better than that of our competitors and from what we hear from our clients, it is.

We understand that today's buyer is tomorrow's seller and because we want you as a client for life, we go that extra mile for you. This may result in us working longer hours and booking appointments when it suits you. We are passionate about our work and we are honest, helpful and understanding.

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OUR **MARKETING...**

First and foremost, our job is to sell. Therefore, getting the marketing right for each individual property is essential. We ensure every property is marketed in the best possible light, including our high profile showrooms and online media (ranging from our own website, myhome.ie and Daft.ie), as well as professional photographs.

We also advertise our properties on social media including Twitter and Facebook. We reach out to a large audience in Ireland and abroad to ensure your property gets the best exposure.

“Open your door to **Mitchell Douglas.**”



WHAT WE DO FOR OUR SELLERS?

- Marketing your property, tailored to meet YOUR individual needs.
 - Sale by private treaty.
 - Professional sales particulars with full-colour photographs.
 - All negotiations dealt with by partners, providing personal attention.
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ADVICE ON SELLING YOUR HOME...

First impressions count!

There is little point having the inside of your property perfect if the outside doesn't reflect this, people will just drive past. This need not be an expensive process, giving your front door a fresh lick of paint or weeding and tidying the front garden is sometimes all that is needed.



Keep it clean and fresh

It may seem obvious but ensure everywhere is clean and tidy, this is especially apt for bathrooms and kitchens. You don't want viewers to mistake an unclean bathroom or cluttered kitchen for one that needs replacing.



Warm your home

Room temperature is important in creating an inviting ambience within your home. Ensure your property is kept warm and cosy in the Autumn and Winter time - light your coal fires, log burners and turn up your heating system. In Spring and Summer time your property should be kept aired and cool.



Repairs and improvements

Do take the time to make all those niggling DIY repairs you have been meaning to do over the years. As outlined earlier, first impressions count for everything.

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MITCHELL DOUGLAS PROPERTY LETTING AND **MANAGEMENT...**

Peace of mind for Landlords

Only you know how much time you can spare to deal with your tenant's telephone calls and resulting work. Our comprehensive Property Management service is designed to give you peace of mind and relieve you of the commitment of being a full time landlord, which is why we look after properties on behalf of clients locally and around the world.

Tenants prefer managed property

More and more tenants request managed properties as it allows a more professional service, removing the emotion from both sides. Our fully trained team are highly experienced in prompt rent collection and credit control, as well maintaining proactive relationships with tenants.

Service	Property Management Package	Lettings Only
Comprehensive marketing to find a suitable tenant	✓	✓
Obtaining tenant references	✓	✓
Preparation of tenancy agreement	✓	✓
Preparation of inventory/check in	✓	✓
Preparation of Ber Cert (additional charge)	✓	✓
Registration of PRTB Registration	✓	✓
Transfer of utilities	✓	✓
Rent reviews (additional charge)	✓	✓
New lease (additional charge)	✓	✓
Collection of rent	✓	
Regular inspections	✓	
Keyholding service	✓	
Arranging quotes, repairs & maintenance (additional charge)	✓	
Arranging payment of outgoings (additional charge)	✓	

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