

ViewPointArk.com

PROPERTY VIEWING REPORT

PROPERTY DETAILS

Address: 22 Maple Drive, Clontarf, Dublin 3

Property Type: 2-Bedroom, 1st Floor Apartment

Viewing Date: Tuesday, 15 April 2025 | 10:30 AM

Asking Price / Rent: €395,000 / €1,850

Viewed by: Sarah & Conor Mulvey

Prepared by ViewPointArk.com

This report is for informational purposes only. It is not a structural survey or legal document.

| 1. EXTERIOR & BUILDING | | | |
|---------------------------|-----------------------------|-----------|----------------------------|
| GOOD | Building & roof | GOOD | Garden / outdoor space |
| GOOD | Parking availability | GOOD | Security & lighting |
| GOOD | Entrance door | — | |
| 2. HALLWAY & COMMON AREAS | | | |
| EXCELLENT | Cleanliness & maintenance | GOOD | Post box & storage |
| GOOD | Lift / stairwell | GOOD | Noise from neighbors |
| 3. LIVING & DINING ROOM | | | |
| GOOD | Flooring condition | GOOD | Walls & ceiling |
| GOOD | Heating & thermostat | EXCELLENT | Natural light & windows |
| FAIR | Noise from street | — | |
| 4. KITCHEN | | | |
| GOOD | Extractor fan & ventilation | GOOD | Storage & cupboard space |
| GOOD | Sink, taps & water pressure | | |
| GOOD | Countertops & flooring | | |
| 5. BEDROOMS | | | |
| GOOD | Room sizes & layout | GOOD | Storage / wardrobe space |
| GOOD | Windows & natural light | FAIR | Noise levels & privacy |
| 6. BATHROOM(S) | | | |
| GOOD | Shower / bath condition | GOOD | Water pressure & hot water |
| FAIR | Drainage & mould check | GOOD | Ventilation & extractor |
| 7. UTILITIES & SAFETY | | | |
| GOOD | Boiler age & heating | GOOD | Electricity & fuse board |
| EXCELLENT | Smoke & CO alarms | GOOD | BER energy rating |
| 8. NEIGHBOURHOOD | | | |
| EXCELLENT | Transport links nearby | EXCELLENT | Shops, parks & amenities |
| GOOD | Parking / permit zone | | |

KEY (Condition):

- **Excellent (E)** – Like new, no visible issues, fully functional
- **Good (G)** – Minor wear, no immediate concerns
- **Fair (F)** – Noticeable wear or minor defects; may need attention
- **Poor (P)** – Significant issues; repair or replacement likely needed
- **Not Checked (NC)** – Not inspected during viewing
- **Not Available (NA)** – Feature not present in the property

OVERALL IMPRESSIONS & QUESTIONS TO ASK

Very well-presented apartment in a quiet, well-managed block. South-facing living room is a highlight.

Main concerns: street noise in bedroom 2, minor mould in shower, and hairline ceiling crack — ask if these are being addressed.

Questions to ask: Is the parking bay included in the price? What is the management fee? Any planned works on the block?

Date: **15 April 2025**

Disclaimer: *This report is a neutral assessment for informational purposes only. It does not constitute a structural survey or legal advice.*