

For Sale

Asking Price: €460,000

RAINEY
ESTATE AGENTS



"The Barley Field", Drumbarnett Upper,
Manorcunningham, Co Donegal, F92 K076



This superbly presented five-bedroom detached home offers approximately 259 sq m (2,787 sq ft) of beautifully designed living space, complemented by a detached double garage with an impressive first-floor games room.

Set on a meticulously maintained site of approximately 0.23 hectares (0.56 acres), the property enjoys a peaceful rural outlook, combining privacy with scenic charm. The exterior is immediately striking, with elegant architectural lines, a spacious driveway providing ample off-street parking, and a generous, level rear garden—ideal for both relaxation and entertaining.

Inside, the home is equally impressive. Tastefully decorated in elegant neutral tones, the interiors reflect a considered approach to design, offering a warm and welcoming ambiance throughout. This truly is a turnkey property, presented in excellent decorative condition and boasting a highly efficient B3 BER rating.

Whether you're seeking a stylish family home or a peaceful countryside retreat, this exceptional property delivers on every level.

[BER](#) BER B3, BER No. 118285733



Accommodation

Entrance Hall 7.73m x 2.96m (25'4" x 9'9"): Glazed porcelain tiled floor. Oak staircase, doors and architraves. Ceiling cornicing and ceiling rose.

Sitting Room 4.93m x 4.45m (16'2" x 14'7") plus bay window 1.79m x 0.60m (5'10" x 2'0): Solid timber floors and a Stanley insert stove. Dual aspect room. Ceiling cornicing and ceiling rose.

Living Room 4.95m x 2.92m (16'3" x 9'7"): solid timber floors, a multi-fuel stove. Ceiling cornicing and ceiling rose. Feature archway into kitchen.

Kitchen 6.21m x 3.47m (20'4" x 11'5"): Wall and base units with a Stoves range style electric oven with 7 burner gas hob and extractor fan and integrated Siemens dishwasher. Centre island with sink unit, storage and seating. Ceiling cornicing. Tiled floor.

Sun Room / Dining Room 3.29m x 2.42m (10'10" x 7'11"):

Plus 1.64m x 0.94m (5'5" x 3'1"): Triple aspect room. Patio doors to outside. Tiled flooring.

Downstairs bedroom 4.23m x 3.38m (13'11" x 11'1"): Solid timber floors. **Walk-in Wardrobe** 1.22m x 1.47m (4' x 4'10"): with shelves and hanging rails. **Ensuite Shower Room** 2.75m x 1.83m (9' x 6'): Fully tiled walls and floor, wc, whb on vanity unit. Towel radiator.

Utility Room 1.80m x (5'11" x): Wall and base units with stainless steel sink unit and drainer. Tiled flooring.

Cloak Closet 1.23m x 0.68m (4' x 2'3"): with hanging rails

Downstairs wc 2.25m x 1.39m (7'5" x 4'7"): wc and whb on vanity unit.

Back Hall 1.80m x 1.59m (5'11" x 5'3"): Tiled Floor

Upstairs

Primary Bedroom 6.03m x 4.24m (19'9" x 13'11"): incorporating cloak closet, solid timber floors. **Walk-in Wardrobe** 2.11m x 2.06m (6'11" x 6'9"): Solid timber floors and skylight. **Ensuite Shower Room** 3.33m x 2.03m (10'11" x 6'8"): wc and whb on vanity unit, fully tiled walls and floor. Curved shower cubicle.

Bedroom 3 3.73m x 3.66m (12'3" x 12'): Solid timber floors, dual aspect room. **Walk-in Wardrobe** 1.98m x 1.27m (6'6" x 4'2"):

Bathroom 3.71m x 2.35m (12'2" x 7'9"): **Plus** 0.97m x 0.89m (3'2" x 2'11"): Jacuzzi style bath, wc and whb on vanity unit. Fully tiled walls and floor. Shower cubicle with Triton T90sr shower unit. Towel Radiator.

Bedroom 4 4.94m x 3.84m (16'2" x 12'7"): Solid timber floors and built-in wardrobe.

Bedroom 5 3.38m x 2.94m (11'1" x 9'8"): Solid timber floors.



Garden/Outside Double Garage 6.85m x 6.07m (22'6" x 19'11"): **Plus** 1.97 x 3.35m (1.97 x 11'): Electric garage doors and separate side access door. **Games Room over garage** 5.14m x 3.73m (16'10" x 12'3"): **Plus** plus 2.28m x 1.89m (plus 7'6" x 6'2"): Laminate flooring. **Wc** 3.73m x 1.57m (12'3" x 5'2"): wc and whb, laminate flooring.

Directions:

Insert (Eircode) into google maps on your mobile phone and the map will take you directly to the property.

Additional Photographs and Video:

Additional photos, floorplans and walk through video of this property are available on our social media channels and websites. raineyproperty.ie / daft.ie / myhome.ie / propertytal.com / property.ie

Included in sale

The sale includes all existing floor coverings, blinds and light fittings together with integrated electrical appliances.



NEGOTIATOR

Ms Kiara Rainey
Rainey Estate Agents
45 Port Road, Letterkenny,
Co Donegal, F92 X863
T: 074 912 2211
E: property@raineyproperty.ie

SOLICITOR

VIEWING DETAILS

Please contact us to make an appointment. Our Office is open Monday to Friday 9am to 5:30 pm. Viewings outside of these hours and Saturdays by appointment. We are closed for lunch between 1pm and 2pm.

CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be requested from our office. We recommend that you familiarise yourself with these general conditions. While care has been taken to ensure that information contained in our publications is correct at the time of publication, changes in circumstances after the time of publication may affect on the accuracy of this.

Ordnance Survey Ireland Licence No. CYAL 50293602.

PSRA Registration No. 004598