

For Sale

Asking Price: €475,000



Glenstal, Drumhaggart,
Muff, Co Donegal, F93 YW50



A Striking Family Home in a Tranquil Setting Near Derry City

This exceptional five-bedroom detached home, extending to approximately 280 sq m (3,013 sq ft), offers a rare opportunity to acquire a substantial, turn-key residence in a peaceful yet highly accessible rural setting. The property is further enhanced by a detached garage and occupies a beautifully maintained site of approximately 0.23 Ha (0.56 acres), presenting with landscaped gardens and a high degree of privacy. Impressive in its external presentation, the home features a generous driveway with ample off-street parking, while a gated side entrance leads to an expansive and secluded rear garden. Internally, the property is equally appealing, with elegantly appointed living accommodation on the ground floor and five spacious bedrooms arranged over the first and second floors. Tastefully decorated in a timeless neutral palette, the interiors reflect thoughtful design and quality finishes throughout. With a BER rating of C1, the home is also energy-conscious, ideal for modern family living.

Positioned in the welcoming village of Muff, this property combines the serenity of countryside living with the convenience of nearby urban amenities. Derry City is just 7km away, offering a wide range of shopping, schooling, and employment opportunities, while the City of Derry Airport is within a 20-minute drive—perfect for regular commuters or those with international connections. Letterkenny is also just a short 20-minute drive away.

The area boasts a wealth of recreational attractions, from the family-friendly Wild Ireland to the grand surroundings of Dunmore House and the enchanting gardens of Oakfield Park. For outdoor enthusiasts, the options are endless—championship golf at Ballyliffin, sailing on the spectacular Lough Swilly, hillwalking, mountaineering, and beach excursions are all easily accessible. The lifestyle on offer here is one of balance, combining natural beauty with city convenience.



Accommodation

Entrance Porch 1.98m x 0.88m (6'6" x 2'11"): Glazed tile flooring.

Entrance Hall 4.95m x 3.73m (16'3" x 12'3"): featuring a striking oak and wrought iron design staircase. LED ceiling spotlights. Glazed tile flooring. Under-stair storage,

Sitting Room 4.37m x 3.86m (14'4" x 12'8"): plus bay window. Laminate timber flooring. Feature fireplace with stone surround, insert and hearth. Dual aspect room.

Wc 2.48m x 0.97m (8'2" x 3'2"): Tiled flooring and tiled splash back, wc and whb.

Kitchen / Dining Area 10.11m x 3.87m (33'2" x 12'8"): Glazed tile flooring. LED ceiling spot lights. Solid Oak wall and base kitchen units with marble counter top and Belfast sink. Centre Island with storage presses and drawers and seating for 4/5 stools. Built in storage unit. Built In Neff electric oven, four burner gas hob, integrated Neff dish washer.

Sun Room 4.96m x 3.12m (16'3" x 10'3"): glazed tile flooring, led spotlights, patio doors to outside.

Living Room 4.90m x 4.37m (16'1" x 14'4"): Off the Kitchen/dining room. Open fireplace, dual aspect room. Laminate timber flooring. Double doors to entrance hallway.

Utility Room 3.88m x 2.48m (12'9" x 8'2"): Wall and base units with stainless steel sink unit and drainer, tiled floor and subway style splash back. Plumbed for washing machine and tumble dryer.

First Floor

Landing 6.08m x 3.72m (19'11" x 12'2"): Carpet flooring. Hotpress with shelving.

Primary Bedroom 4.98m x 4.36m (16'4" x 14'4"): Carpet flooring
Walk-in wardrobe 2.72m x 2.10m (8'11" x 6'11"): Carpet flooring with built in shelving and hanging rails. **Ensuite Shower Room** 3.85m x 2.10m (12'8" x 6'11"): Fully tiled ensuite shower cubicle with an Aqua stream shower, wc and a his and hers whb and marble worktop. LED ceiling spotlights.

Bathroom 3.73m x 2.77m (12'3" x 9'1"): Tiled shower cubicle with Triton T90xr shower unit. Free standing roll top bath, wc and whb. LED ceiling spotlights and tiled flooring. Towel radiator.

Bedroom 2 4.98m x 4.37m (16'4" x 14'4"): Carpet flooring

Bedroom 3 4.37m x 2.77m (14'4" x 9'1"): **Plus** 3.26m x 1.10m (10'8" x 3'7"): Carpet flooring

Second Floor .

Bedroom 4 6.94m x 3.07m (22'9" x 10'1"): Laminate timber flooring.

Bedroom 5 4.37m x 3.04m (14'4" x 10'): Carpet flooring.

Detached Garage 5.93m x 4.00m (19'5" x 13'1"): Roller door. Electricity connected.



Included in sale The sale includes all existing floor coverings, blinds / and integrated electrical appliances. The floating sleeper style shelves in the Living room are specifically excluded as are all light fittings and curtains. The Pully washing line in the utility room is also excluded.

BER C1, BER No. 117763144

Directions Insert F93 YW50 into google maps on your mobile phone and the map will take you directly to the property.

Gardens & Grounds The grounds are immaculately maintained, featuring manicured lawns and mature planted beds to the front. A secure side entrance leads to the rear garden, which enjoys excellent privacy and a raised lawn area with a sheltered patio—perfect for outdoor entertaining or quiet relaxation in warmer months. Additional features include an outdoor tap and a detached garage, adding both practicality and value.

Defective Block Survey A survey / test has been carried out, with satisfactory results.



NEGOTIATOR

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

SOLICITOR

TBA

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