

For Sale

Guide Price: €340,000

**Sherry
FitzGerald**
McLoughlin



**‘Gaoth Farraigne’
Ballyboyle
Donegal Town
Co. Donegal
F94 E3T3.**



sherryfitz.ie



Within easy walking distance of the beach and Donegal Town, this is a very appealing three-bedroomed (three bathroom) holiday home or permanent residence at a much sought-after location.

Constructed in 2010, the property is built to a very high level of specification with Drumkeelan Stone, sandstone sills, brick quoins, attractive brick chimney stack and triple glazed quality windows and doors. All bedrooms are double bedrooms with quality equipped ensuite accommodation. The kitchen is very modern and sleek, including high tech appliances with triple aspect.

With a floor area of c. 1,830 square feet (c. 170 square metres), this very attractive, detached, storey and a half property has its grounds exceptionally well landscaped with nice fresh tarmac, block paving, patio area, nicely manicured lawned areas, front boundary wall of Drumkeelan Stone and wrought iron entrance gates. With good on-site parking available, the property also has a quality built, free-standing, domestic garage to the side. This property will appeal to people who respect quality & it is presented in showroom condition without a blemish of any kind. The location is excellent and a stroll of about 100 metres down the road provides uninterrupted views over Donegal Bay.

Viewing is strictly by appointment only, with the sole selling agents - Sherry FitzGerald McLoughlin.



Accommodation

Ground Floor

Entrance Porch 1.60 x 1.20

Entrance Hall 5.30 x 2.60

Oak & glass bespoke-made feature staircase to first floor, small cloakroom

Bedroom 1 5.30 x 3.60

Floor to ceiling mirrored double wardrobe with sliding door, shelves & drawers, to include ensuite with bath, hand shower, toilet & pedestal wash basin

Kitchen 5.10 x 3.20

Double aspect windows, doors to patio, Neff built in double oven, Neff Induction Power Boost Hob with stylish, modern, Elica extractor fan, large family-sized Samsung fridge freezer, central island & sink units finished with floor-level ambient lighting, soft-close cappuccino colour high-gloss doors and drawers, built in wine rack, Quartz finish to all worktops, Neff integral dishwasher, telephone, Fibre-Optic broadband, tv connection eye-level mounted

Dining Room 4.50 x 3.60

Lounge 5.00 x 3.40

Triple aspect windows with sliding glass door to patio, built in feature Stanley wood-burning stove with italian ivory marble surround and hearth, tv connection

Utility Room 2.70 x 2.60

Plumbed for washing machine, sink, built in floor & wall units

Toilet 2.20 x 2.00

Low-level, soft close toilet seat, wash hand basin, linen press with built-in glass sliding doors housing large water emersion tank, manifold controls for ground floor heating, slatted shelving

First Floor

Upstairs Landing

Naturally lit seating area with large Velux window, integral easy-access loft ladder providing access to fully boarded spacious storage area

Bedroom 2 7.70 x 3.60

Triple aspect windows with roof and wall Velux windows, seating area with views including Donegal Bay, floor to ceiling mirrored triple wardrobe with sliding doors, shelves and drawers, tv & telephone connection

Ensuite 2.60 x 2.00

Toilet, Pedestal wash-hand basin, HYDR8 walk-in shower

Bedroom 3 5.80 x 3.60

Triple aspect windows including Velux roof and side ceiling windows, seating area with sea view of Donegal Bay & Benbulbin, floor to ceiling glazed wardrobe with sliding doors, shelves & drawers, tv connection eye level mounted, phone point

Ensuite 2.00 x 1.90

Toilet, wash-hand basin & corner shower

Garage 6.83 x 4.60

Powered, remote controlled roller door, side pedestrian door, boarded roof space for storage, heat pump, 1,000 litre cold water storage tank, work benches, mains power & lighting, 24-hour security light to exterior gable



Special Features

- Geothermal, deep-bore, central heating & hot water
- Heating system zoned throughout the house
- Triple glazed windows & doors
- Modern, low energy, ceiling lighting throughout
- Underfloor heating throughout with high-gloss ceramic floor tiles
- Very high finish throughout, including solid oak internal doors and window boards
- Intruder alarm connected to Phone Watch monitoring service
- Tegral Frantasia natural roof slates to roof & garage
- Professionally landscaped low maintenance gardens with large tarmac parking & turning areas, block-paved paths
- Porch, lounge & front elevation sills finished in local Drumkeelan natural stone
- Fully enclosed with local Drumkeelan natural stone wall, post / rail fencing, wrought iron access gates
- Established feature trees planted including oak & hornbeam, Portuguese laurel hedge to rear / side
- Walking distance of Holmes Beach & Donegal Bay, within 3 km of Donegal Town
- Decorative late Victorian style corbelled chimney stack



BER

BER: B1

BER No: 104208277

Energy Performance Indicator: 98.13 kWh/m²/yr



NEGOTIATOR

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Directions

From the Diamond in Donegal Town, take the Killybegs exit and travel for about 1.5 km to Herron's Opel / Kia car showroom. Turn left here, signposted for 'Beach' and travel down this roadway for a little over 1 km until you come to a small holiday home development known as 'Dun Uisce'. It is the first house on the left after this development.