

# For Sale

Asking Price: €120,000



Long Lane, Newtowncunningham,  
Co Donegal, F93 NY1F

### Description

A three bedroom semi detached cottage extending to 54.40 sq m (586 sq ft) approximately on a large site of approximately 0.22 Ha (0.54 Acres) which could be extended or a replacement dwelling built on it (subject to planning permission).

Located in a rural area, the property offers a country ambience combined with the convenience of being within walking distance from local amenities and facilities in Newtowncunningham.

This property is in need of refurbishment and renovation and is ideally suited for the DIY enthusiast. This property has been unoccupied for a number of years and may qualify for the Government Refurbishment Grant which is available to homebuyers and up to the value of €50,000.



### Special Features

- A mixture of PVC double glazed and single glazed hardwood frame windows.
- 0.22 Ha (0.54 Acres) approximately.
- Potential to extend, subject to planning permission.
- External outbuilding to the rear.



### Accommodation

**Entrance Porch** 2.33 x 0.89m (2.33 x 2'11")

**Internal Hall** 2.05m x 0.99m (6'9" x 3'3")

**Sitting Room** 4.58m x 3.39m (15' x 11'1")

**Kitchen** 2.45m x 2.44m (8' x 8')

**Back Hall** 2.49m x 0.90m (8'2" x 2'11")

**Bedroom** 2.52m x 2.04m (8'3" x 6'8")

**Bedroom** 3.62m x 2.42m (11'11" x 7'11")

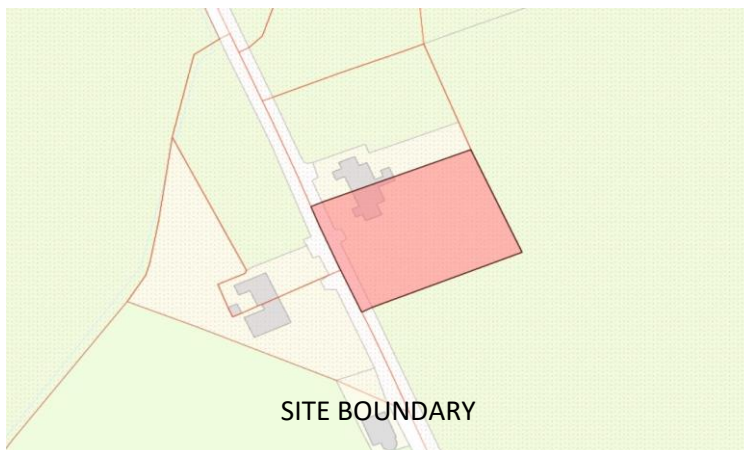
**Bedroom** 4.60m x 3.09m (15'1" x 10'2")

**Bathroom** 2.49m x 1.94m (8'2" x 6'4") Bath, WHC, WHB.

**BER** BER G, BER No: 115434714

### Directions

Insert F93 NY1F into google maps on your mobile phone and follow the directions to the property.



### NEGOTIATOR

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### SOLICITOR

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### 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.

**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.

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