



Dunmore

Carrigans, Co Donegal, F93 Y0X3

Asking Price €295,000

BER C3

**RAINEY**  
ESTATE AGENTS

## Dunmore, Carrigans, Co Donegal, F93 Y0X3

Asking Price €295,000

A superb four bedroomed detached bungalow extending to 179 sq m (1,927 sq ft) approximately together with detached garage extending to 34.29 sq m (369 sq ft) approximately. Standing on a spacious and meticulously manicured 0.22 Ha (0.54 Acres) site with a most pleasant rural aspect. Not only is it striking in its good looks on the exterior, with a generous driveway for off-street parking, a side entrance leads to a most private rear garden. It presents beautifully on the inside too, with very impressive upgrades to the kitchen, bathroom and living rooms. Decorated with considered flair and taste in beautiful neutral tones. This home really is turnkey, in very appealing decorative repair and it has a C3 BER rating.



Carrigans	1.5 KM
Derry	7.0 KM
Letterkenny	25.0 KM
Dublin	233 KM
Belfast	120 KM

- Solid Pitch Pine floors, doors and architraves.
- Brushed chrome light switches and sockets.
- Oil fired central heating plus solid fuel heating from back boiler in the fireplace.
- Delightful private garden.
- Detached garage with self contained home office.
- Phonewatch alarm system installed.



## LOCATION

Carrigans is a peaceful village yet exceptionally convenient to Derry City, only 7km away with City of Derry Airport only a 20 minute drive. Letterkenny is also nearby within a 20 minute drive.

Dunmore House and Oakfield Park with its tearooms and miles of garden walks are wonderful nearby recreational amenities however you are spoilt for choice with outdoor activities in this part of Donegal. Numerous prestigious Golf Clubs including the two championship golf courses at Ballyliffin, sailing on scenic Lough Swilly with its glorious sandy beaches, hiking and mountaineering are also available all year round. Shopping, cafes, bars and restaurants are close at hand, in Derry City, Buncrana and Letterkenny. In all, the proximity to Derry City and its facilities are a huge bonus to this tranquil location.



## ACCOMMODATION

**Entrance Hall** 3.36m x 2.16m (11' x 7'1") Pitch pine timber flooring. Ceiling rose and architraves.

**Family Room** 4.49m x 3.58m (14'9" x 11'9") Pitch pine timber flooring. Open fireplace with back boiler. TV point. Ceiling rose and architraves.

**Kitchen / Dining** 4.95m x 3.57m (16'3" x 11'9") Glazed porcelain style tiled flooring. A stunning "Pronorm" kitchen, white high gloss and fjord blue matt base units, Built-in Siemens five burner induction hob with Airforce extractor fan. Built in eye level multifunction Siemens double oven, Siemens integrated fridge, Siemens integrated dishwasher. Quartz worktop with Quartz splashback and windowsill.

**Sunroom / Dining Room** 3.96m x 3.49m (13' x 11'5") Glazed porcelain style tiled flooring. Triple aspect room. Brushed chrome switches and sockets.

**Utility Room** 3.11m x 1.88m (10'2" x 6'2") Glazed porcelain style tile flooring. Plumbed for washing machine and tumble dryer. Stainless steel sink unit with drainer. Glazed splashback. Door to rear garden.

**Sitting Room** 4.56m x 3.26m (15' x 10'8") Pitch pine timber flooring. Open fireplace. TV point. Ceiling rose and architraves.



**Bedroom Hall** 11.76m x 1.17m (38'7" x 3'10") Recessed ceiling lighting.

**Cloak Closet** 1.86 x 0.83m (1.86 x 2'9") with shelves.

**Primary Bedroom** 4.15m x 3.53m (13'7" x 11'7") plus 1.31m x 0.90m (4'4" x 2'11") plus Bay Window plus 2.72m x 1.17m (8'11" x 3'10") **Built in Wardrobe** 2.08m x 0.67m (6'10" x 2'2") Recessed LED ceiling spotlights. Brushed chrome switches and sockets. **En-Suite Shower Room** 2.14m x 2.14m (7' x 7') Corner shower with a Triton T90i electric shower unit. Fully tiled walls and floor. WC, bidet, WHB.

**Bedroom 2** 4.07m x 3.28m (13'4" x 10'9") plus Built in Wardrobe. Pitch pine timber flooring.

**Bedroom 3** 3.67m x 3.05m (12' x 10') plus Built in Wardrobe. Pitch pine timber flooring.

**Bedroom 4** 3.37m x 3.10m (11'1" x 10'2") plus Built in Wardrobe. Pitch pine timber flooring.

**Bathroom** 3.04m x 2.46m (10' x 8'1") Fully tiled walls and floor. Bath with telephone shower taps. Separate shower with Aqualisa Aqualstream shower unit. WC, WHB.



## Outside

**Detached Garage** 6.18m x 5.55m (20'3" x 18'3") Electric roller door. Attic is floored providing additional storage space.

**Home Office** 3.34m x 2.48m (10'11" x 8'2") Self contained with own door access. Electric storage heating. Vinyl flooring. **Entrance Hall** 2.10m x 1.17m (6'11" x 3'10") **WC & WHB** 2.12m x 1.17m (6'11" x 3'10") WC, WHB. Vinyl flooring.



## GARDEN

A meticulously manicured lawn with planted beds to the front, and rear. Side entrance leading to the rear garden and detached garage. The rear garden is fully fenced and enjoys excellent privacy. A neat lawn in a raised position with sheltered patio area is ideal for fine weather al fresco dining. Outside tap.

## DIRECTIONS

Insert F93 Y0X3 into google maps on your mobile phone and the map will take you directly to the property.

## VIEWINGS

Please contact us to make an appointment. Our Office is open Monday to Friday 9am to 5:30pm. Viewings outside of these hours and Saturdays by appointment.

**BER** BER C3, BER No. 106258049.

## DELETERIOUS MATERIALS SURVEY

A deleterious survey has been completed. Survey available on request from our office.

## ADDITIONAL PHOTOGRAPHS AND VIDEO

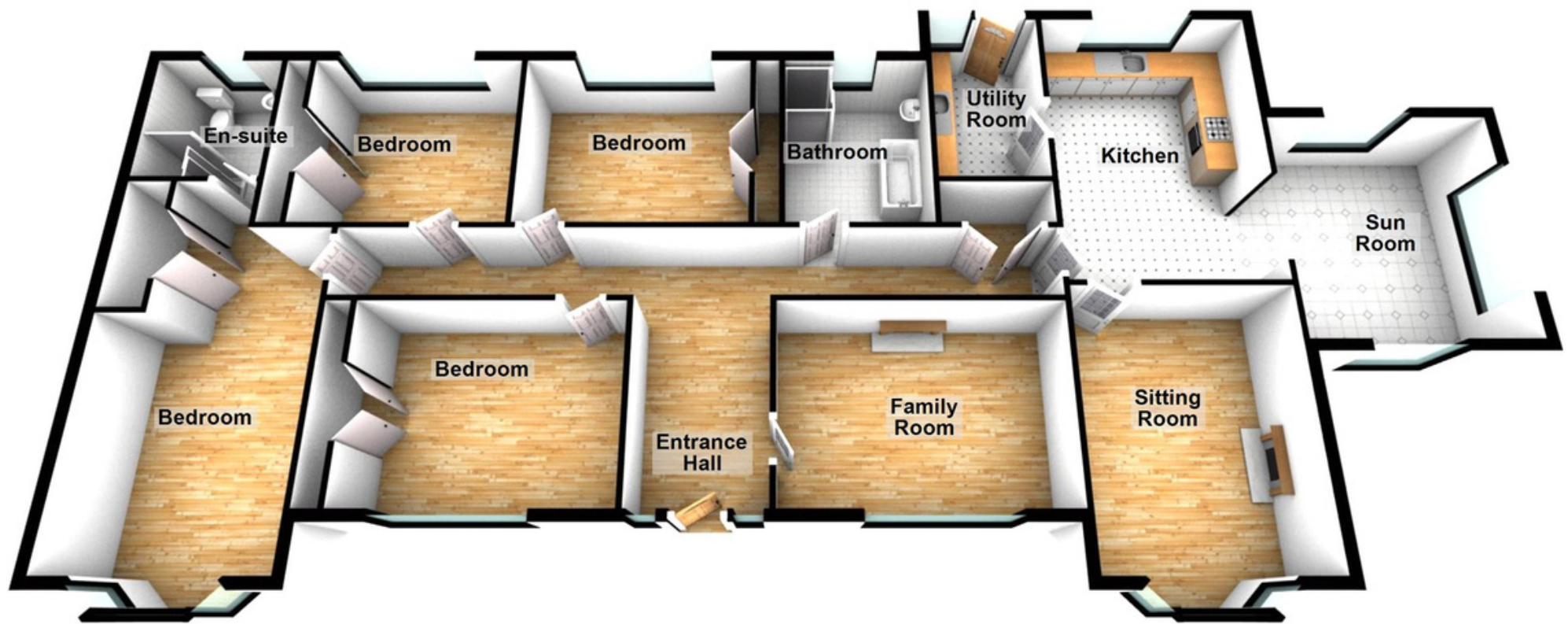
Additional photos, floorplan and walkthrough video of this property are available on our social media channels and websites.

## INCLUDED IN THE SALE

The sale includes all existing floor coverings and blinds together with integrated and/or built-in electrical appliances as mentioned in the brochure.

**SOLICITOR** John Fahy & Co Solicitors, 27 Clarendon Street, Derry City, Co Derry Tel: 04871308664.





**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