

# For Sale

Asking Price: €75,000



Main Street, Killea,  
Co Donegal, F93 VX6W



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### Description

A 1960's three-bedroom detached bungalow, extending to 85 sq m (915 sq ft) approximately which could be extended or a replacement dwelling built on the plot (subject to planning permission).

This property is in need of complete refurbishment and renovation and is ideally suited for the DIY enthusiast. This property has been unoccupied for at least 10 years and may qualify for the Vacant Property Refurbishment Grant which is available to homebuyers up to the value of €70,000.

There is no central heating system installed and the only heat source is from the fireplaces in the sitting room and kitchen.

### Special Features

- PVC double glazed windows installed.
- Refurbishment opportunity.
- In the centre of Killea Village.
- 5 minute drive to Derry City.
- Parking on a private driveway.

### Accommodation

**Entrance Hall** 4.39m x 1.52m (14'5" x 5')

**Sitting Room** 4.42m x 4.00m (14'6" x 13'1")

**Kitchen** 5.68m x 2.89m (18'8" x 9'6") including back hall.

**Bedroom Hallway** 2.67m x 0.89m (8'9" x 2'11")

**Bedroom 1** 2.51m x 2.35m (8'3" x 7'9")

**Bedroom 2** 4.41m x 3.26m (14'6" x 10'8")

**Bedroom 3** 3.37m x 2.49m (11'1" x 8'2")

**Cupboard** 2.46m x 0.81m (8'1" x 2'8")

**Bathroom** 2.48m x 4.83m (8'2" x 15'10") Bath, WC, WHB.

**BER** BER G BER No. 117470856

### Additional Photos

Additional photos, floorplan, walk-through video and boundary map of this property are available on our social media channels and websites.

### Directions

Insert F93 VX6W into google maps on your mobile phone and follow the directions to the property.



### NEGOTIATOR

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

### SOLICITOR

Michael D White & Company  
Carndonagh Business Centre  
Carndonagh  
Co Donegal  
F93 YN32  
T: 0749374102  
E: [info@mdwhite.ie](mailto:info@mdwhite.ie)

### 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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