

For Sale

Asking Price: €455,000

RAINEY
ESTATE AGENTS



PASSED ALL CURRENT MICA TEST PROCEDURES

Umerafad, Creeslough,
Co Donegal, F92 WN53

BER C1

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A MODERN MASTERPIECE

Discover this exquisite, detached residence, meticulously crafted to offer a lifestyle of contemporary elegance. Boasting four generously sized bedrooms and four stylish bathrooms, this spacious home provides ample room for comfortable living.

Recently renovated to exacting standards, the interior showcases a harmonious blend of modern design and high-quality finishes. With approximately 240 sq m (2,583 sq ft) of luxurious living space, this property is ideal for families seeking a sophisticated and comfortable home.

Nestled on a generous 0.37-hectare (0.91-acre) site, the property offers a peaceful and private setting, while remaining conveniently close to Creeslough.

Don't miss this extraordinary opportunity to own a truly exceptional contemporary home in a country setting. Contact us today to schedule a viewing.

Special Features & Services

- Ground source heat pump underfloor heating system.
- Luxurious, stone inspired flooring with a resin finish.
- Fully tarmacadam driveway
- Area for detached garage.
- Countryside setting.
- Generous living space.
- Modern design with sleek and stylish finish
- 0.37 Ha (0.91 Acres) approx.
- Septic tank.
- PVC double glazed window frames.
- Mains water.



Accommodation

Entrance Porch 1.73m x 1.50m (5'8" x 4'11"): **Plus** 3.98m x 3.09m (13'1" x 10'2"): Recessed LED ceiling spotlights and decorative recessed floor spot lights. Understairs storage.

Sitting Room 8.58m x 3.96m (28'2" x 13'): Triple aspect room. Feature glass wall, double doors to the kitchen and sunroom. Recessed electric fireplace and recessed space for TV unit.

Sunroom 3.62m x 3.61m (11'11" x 11'10"): Triple aspect room with stunning countryside views. Recessed ceiling spotlights. Patio doors to outside.

Dining / Family Room 4.32m x 3.97m (14'2" x 13'): Dual aspect. Opening for fire or stove.

Kitchen / Dining Room 7.41m x 4.36m (24'4" x 14'4"): Fully fitted kitchen with base and wall units with glass splash back between. Integrated Candy eye level microwave and oven. Beko five burner ceramic hob and extractor hood. Integrated Beko freezer and Blomberg fridge. Centre island with contemporary worktop and integrated Beko dishwasher.

Utility Room 2.86m x 2.33m (9'5" x 7'8"): Incorporates the heating system and underfloor manifolds. Freestanding Blomberg washing machine and Beko washing machine.

Back Porch / Entrance 1.27m x 1.16m (4'2" x 3'10")

Wc & whb 1.96m x 0.96m (6'5" x 3'2"): Wc and whb on vanity unit with splash back.

Bedroom 1 3.95m x 3.10m (13' x 10'2"): **Plus** 1.11m x 1.06m (3'8" x 3'6"): **En-Suite** 2.74m x 0.94m (9' x 3'1"): Fully tiled shower cubicle and walls. Wc, whb on vanity unit.

UPSTAIRS

Primary Bedroom 6.78m x 3.97m (22'3" x 13'): Dual aspect.

En-Suite 3.96m x 1.68m (13' x 5'6"): Towel radiator, wc and whb on two drawer vanity unit, tiled splash back, full tiled shower enclosure and recessed LED ceiling spotlights.

Bathroom 3.33m x 3.16m (10'11" x 10'4"): Wc, free standing contemporary bath, his and hers dual sink on two drawer vanity unit. Towel radiator and wet room with mains shower with recessed LED ceiling spot lights.

Bedroom 3 4.33m x 2.87m (14'2" x 9'5"): **Plus** 3.16m x 1.08m (10'4" x 3'7"): **En-Suite** 3.97m x 2.24m (13' x 7'4"): **Plus** 1.16m x 0.55m (3'10" x 1'10"): Towel radiator, wc and whb on two drawer vanity unit. Large fully tiled mains shower cubicle fully tiled.

Bedroom 4 4.23m x 4.12m (13'11" x 13'6"): Countryside views.





Included in sale

The sale includes all existing floor coverings, blinds and light fittings together with integrated and freestanding electrical appliances.

Directions

Insert F92 WN53 into google maps on your mobile phone and the map will take you directly to the property.

NEGOTIATOR

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SOLICITOR

TBC

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.

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