



**"Lough View", Saltpans, Rathmullan,
Co Donegal, F92 PFX5
Asking Price: €525,000**





RAINEY
ESTATE AGENTS

“Lough View”, Saltpans, Rathmullan, Co Donegal, F92 PFX5

“Lough View” is an exceptional A-rated family home, constructed in 2019, offering a spacious living area of approximately 223 sq m (2,400 sq ft). This beautifully designed residence features expansive room proportions and is bathed in natural light, creating a bright and welcoming atmosphere throughout. Set on a 0.31 ha (0.76 acres) site, the property is accessed via a private laneway off the county road, ensuring both privacy and tranquility.

Nestled in the highly sought-after Saltpans area, on the outskirts of Rathmullan Village and adjacent to Otway Golf Club, “Lough View” enjoys breathtaking views of Lough Swilly, stretching towards the historic Fort Dunree. The home is presented in immaculate, walk-in condition, with tasteful decor thoughtfully chosen by the current owners, making it the perfect place to move straight into and begin enjoying.

Positioned in a peaceful, secluded corner, this property offers a true escape from the everyday, allowing residents to unwind and savour the stunning surroundings. The property’s location provides easy access to an array of natural amenities, including sandy beaches, boating, deep-sea fishing, hiking, hill walking, and championship golf, ensuring there is something for everyone to enjoy in this serene setting.



Special Features

- Thermostats in each room.
- White doors with chrome door furniture.
- Triple glazed, patio double and Velux double glazed.
- A Rated Home.
- Heat recovery system.
- Air to water.
- Constant hot water and ambient temperature.
- InSinkErator.

Distances

- Otway Golf Course - 1 km
- Kinnegar Beach - 3.30km
- Rathmullan Village - 5 km
- Ballymastocker Beach - 9.80km
- Letterkenny - 29km

ACCOMMODATION

GROUND FLOOR

Entrance Hall 4.42m x 4.01m (14'6" x 13'2"): Double height vaulted ceiling with skylight throwing an abundance of natural light into the hallway. Laminate timber flooring.

Kitchen 4.29m x 3.74m (14'1" x 12'3"): Fully fitted kitchen with wall and base built-in kitchen units. Built-in Beko oven and grill, four burner ceramic hob and extractor fan. Integrated Beko dishwasher. Tiled floor. Centre island with under counter storage seating for 4 people.

Dining Area 4.84m x 4.277m (15'11" x 14'): vFloor to ceiling sliding patio door to front garden with stunning water view. Tiled flooring.

Utility Room 2.93m x 1.86m (9'7" x 6'1"): Tiled floor, stainless steel sink unit and drainer. Plumbed for washer and dryer. Wall and base units.

Sitting Room 5.36m x 4.65m (17'7" x 15'3"): Large picture window with stunning water view. Free standing multi-fuel stove. Laminate flooring.

Living Room 4.97m x 3.59m (16'4" x 11'9"): Large picture window with stunning water view. Free standing multi-fuel stove. Tiled flooring. Vaulted ceiling. This room enjoys a double aspect.

Primary Bedroom 5.44m x 4.02m (17'10" x 13'2"): Laminate timber flooring, view of water. **Ensuite Wet Room** 2.95m x 1.73m (9'8" x 5'8"): Tiled floor, tiled shower area. wc and whb on vanity unit.

Bedroom 3.86m x 3.50m (12'8" x 11'6"): Laminate flooring, built-in wardrobes, stunning water view.



Bathroom 3.177m x 2.455m (10'5" x 8'1"), **Plus** 1.15m x 0.92m (3'9" x 3'): Bath enclosed with tiles, curved shower, whb on two drawer vanity unit. wc.

UPSTAIRS

Landing / Seating Area 4.28m x 4.10m (14'1" x 13'5"): Laminate timber flooring. Eaves storage.

Bedroom 3 6.08m x 4.40m (19'11" x 14'5"): Laminate flooring, skylight, radiator, water views. **Ensuite** 2.47m x 1.71m (8'1" x 5'7"): Curved shower, wc and whb on vanity unit. Tiled floor and tiled shower cubicle.

Study / Walk-in Wardrobe 3.49m x 1.75m (11'5" x 5'9"): Laminate flooring, window. Multi purpose room currently used as a study.

Bedroom 4 6.077m x 4.42m (19'11" x 14'6"): Laminate flooring. Eaves storage **Ensuite** 2.47m x 1.73m (8'1" x 5'8"): Curved shower, wc and whb on vanity unit. Tiled floor and tiled shower cubicle.

Walk-in wardrobe 3.21m x 1.74m (10'6" x 5'9"): Shelved

DIRECTIONS

Insert F92 PFX5 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 9 am to 5:30 pm. Viewings outside of these hours and Saturdays by appointment.

BER

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ADDITIONAL PHOTOGRAPHS AND VIDEO

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

INCLUDED IN THE SALE

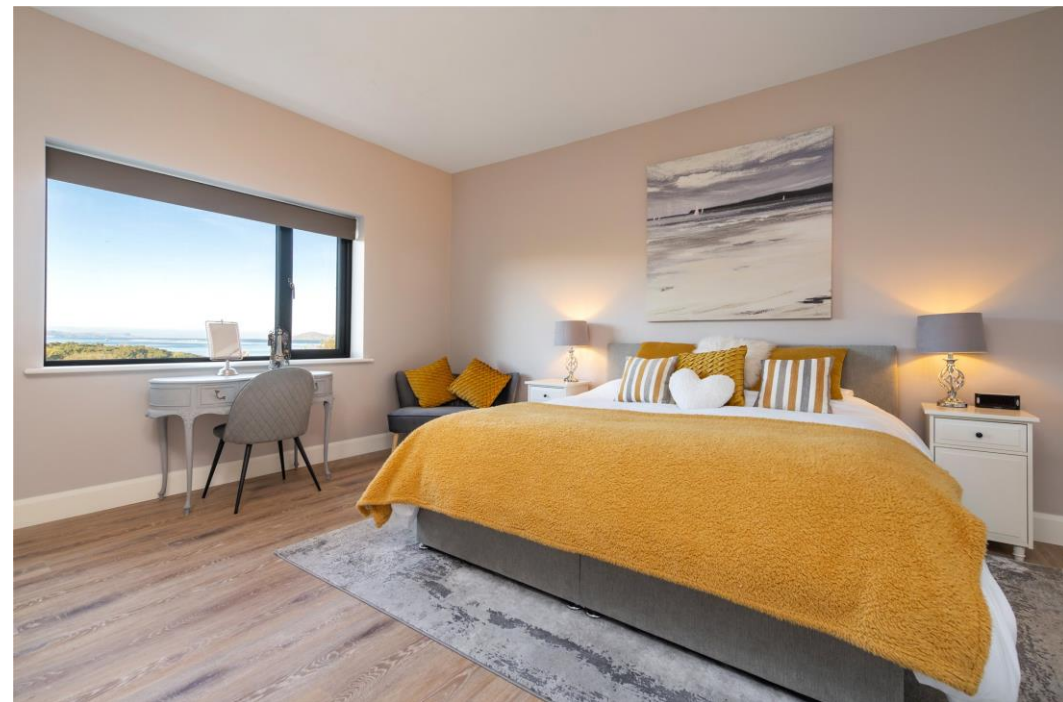
The sale includes all existing floor coverings, blinds, light fittings together with integrated, built-in electrical appliances as mentioned in the brochure.

PLANNING

Any new owner will need to be in a position to satisfy and comply with the Rural Housing Policy and a Section 47 condition. A planning condition restricting the use of the house to permanent residency only for the next two years.

SOLICITOR

Mr Garry Clarke, Lanigan Clarke Solicitors, 6a Pearse Road, Letterkenny, Co Donegal.





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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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