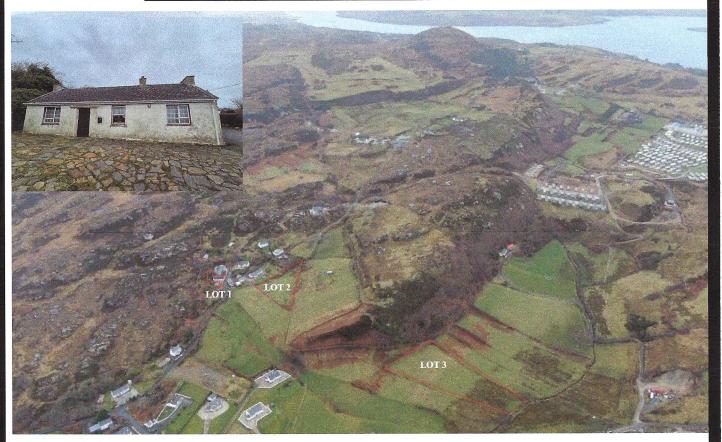


DERRYHASSEN, DOWNINGS, CO. DONEGAL



DERRYHASSEN, DOWNINGS, CO DONEGAL

We have been instructed by the registered owners to offer for sale a cottage and c.20 acres farm,

For sale by private treaty in 4 separate lots as follows:

LOT 1 – 2 BEDROOM COTTAGE

LOT 2 - c.0.69 ACRES

LOT 3 - c.1.36 ACRES

LOT 4 - c.13.4 ACRES WITH ONE UNDIVIDED 3^{rd} PART OF c.4.6 ACRES

CLOSING DATE FOR OFFERS ON ALL LOTS

15TH MARCH 2025

PSRA Licence No.002682 Ref No. L479

ROBINSON ESTATE AGENTS

30 Port Road Letterkenny Donegal / Main Street Dunfanaghy Donegal T. 074 91 20990 www.robinson.ie E. enquiries@robinson.ie

LOT 1 – 2 BEDROOM COTTAGE

This two-bedroom cottage has views of Sheephaven Bay and is need of renovation.

This property qualifies for the vacant home grant

KITCHEN/LIVING AREA 4.35 X 2.99

- Open Fireplace
- Vinyl floor

BEDROOM 3.55 X 4.28

- Carpeted
- Fireplace

W.C. 1.75 X 0.78

BEDROOM 3.65 X 4 33

- Carpeted
- Fireplace

EXTRAS

- Double glazed windows
- Detached shed



LOT ONE - ASKING PRICE €120,000.00

LOT 2 – 0.69 ACRES

This c.0.69 acres holding is for grazing and has views over Sheephaven Bay.

The land is been sold without any planning.

LOT 3 – 1.36 ACRES

This c.1.36 acres is fair grazing, the land has road access and is overlooking Sheephaven Bay.

LOT 4 - c.13.4 ACRES WITH ONE UNDIVIDED 3rd PART OF c.4.6 ACRES

This c.13.4 acres is mainly hill ground with one undivided 3^{rd} part of 4.6acres. It is in several different sections. Maps provided

