



ROBINSON

ESTATE AGENTS

DERRYHASSEN, DOWNINGS, CO. DONEGAL



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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 3rd 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

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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 3rd part of 4.6acres. It is in several different sections. Maps provided

