

For Sale

Asking Price: €250,000

**Sherry
FitzGerald**
Rainey



7 Hannah's View, Rathmullan,
Co Donegal, F92 N966

BER C2

sfr.ie / daft.ie / sherryfitz.ie / myhome.ie / propertypal.com



No 7 Hannah's View is a superb four bedroom detached house extending to 177.35 sq m (1,909 sq ft) approximately, in excellent decorative order which has been lovingly maintained by its current owners.

The property is located in a small cul de sac of only eight houses and situated in one of Donegal's most desirable and picturesque locations on the shores of Lough Swilly, the property is ideally positioned to enjoy the wonderful natural amenities of the Fanad and Rosguill peninsulas including boating, fishing, golf and also within a few minutes walk to Rathmullan Village.

Included in the sale

The sale includes all existing carpets, blinds, curtains, light fittings, and built in Beko fridge / freezer, integrated Ignis dishwasher, free standing Indesit oven with five burner gas hob, washing machine and tumble dryer.

Special Features & Services

- Short walk to the beautiful Rathmullan Beach & Village.
- Excellent decorative condition.
- Large enclosed rear garden, extensive raised decking area.
- Solid timber flooring.
- Security alarm installed.

Facebook & Websites

Additional photos and video are available at

www.facebook.com/sherryfitzgeraldrainey/ and www.sfr.ie



Accommodation

Ground Floor

Sun Lounge 6.19m x 1.82m (20'4" x 6') Glazed tile flooring.

Inner Hall 4.78m x 2.88m (15'8" x 9'5") Glazed tile flooring.

WC and WHB 1.92m x 0.87m (6'4" x 2'10")

Sitting Room 4.99m x 3.95m (16'4" x 13') plus **Bay Window** 1.76m x 0.55m (5'9" x 1'10") Solid timber flooring. Triple window aspect. Antique style open fireplace with polished granite hearth and overmantle mirror. TV point.

Kitchen / Dining Room 5.47m x 4.74m (17'11" x 15'7") Glazed tile flooring. Solid Oak kitchen units with polished granite worktops fitted with bowl and half sink. Centre island with circular stainless steel bowl and antique style mixed taps. Free standing Indesit oven with five burner gas hob. Built in Beko fridge / freezer and integrated Ignis dishwasher. Feature double height ceiling with exposed trusses and recessed spotlights. Door leading to Sun Lounge and external door to extensive raised deck and rear garden.

Utility Room 3.46m x 1.59m (11'4" x 5'3") Glazed tile flooring. Fitted wall and base units. Stainless steel sink unit and drainer. Plumbed for washing machine and tumble dryer. Door to roof space. Oil fired burner with time clock. External door to raised decking and rear garden.

Master Bedroom 4.96m x 3.07m (16'3" x 10'1") Solid timber flooring. **En-Suite Bathroom** 2.95m x 1.89m (9'8" x 6'2") plus 1.77m x 1.60m (5'10" x 5'3") Bath, walk in shower fitted with Aquastream shower unit. WC and WHB.

Bedroom 3.87m x 2.75m (12'8" x 9') Solid timber flooring. **En-Suite Shower Room** 3.86m x 1.06m (12'8" x 3'6") Fully tiled walls and floor. Walk in shower with Triton T80si electric shower unit. WC and WHB.

First Floor

Landing 3.09m x 1.74m (10'2" x 5'9") incorporating Hotpress.

Bedroom 5.02m x 3.01m (16'6" x 9'11") Two Velux windows.

Bedroom 5.00m x 3.79m (16'5" x 12'5") Gable window and Velux window.

Bathroom 3.04m x 1.88m (10' x 6'2") Fully tiled walls and flooring. Bath with telephone taps. Triton T80si electric shower. WC and WHB. Velux window.

BER BER C2, BER No. 112870571

Directions

Coming from Ramelton, pass the former The Water's Edge Restaurant on the right. Immediately after sign 'Rathmullan', turn left and continue straight. Take the third opening on the right through stone walls and the house is on the left, easily identifiable by our prominent 'For Sale' board.

Latitude: 55.095548 Longitude: -7.549152 (copy into Google Maps for location / streetview).



Ground Floor



First Floor



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VIEWING DETAILS
Please contact us to make an appointment. We are open Monday to Friday 9 am to 5.30 pm. Saturdays by appointment.

CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sfr.ie/terms>, or can be requested from our office. We strongly recommend that you familiarise yourself with these general conditions.

PSRA Registration No. 002285