

For Sale

Asking Price: €225,000

**Sherry
FitzGerald**
Rainey



Ballylevin, Manorcunningham,
Co Donegal, F92 D728

BER B3

[sfr.ie](https://www.sfr.ie) / [daft.ie](https://www.daft.ie) / [sherryfitz.ie](https://www.sherryfitz.ie) / [myhome.ie](https://www.myhome.ie) / [propertypal.com](https://www.propertypal.com)



Extending to 226 sq m (2,433 sq ft) approximately, property features very well proportioned accommodation including sitting room, family room, kitchen / dining room and five substantial bedrooms, two of which have ensuite shower rooms.

Located in a tranquil rural setting with panoramic countryside views, the property offers a country ambience combined with the convenience of being 7km approximately from Manocunningham and 17km from Letterkenny Town.

Foundations have been laid for the construction of a detached double garage.

Included in the sale

The sale includes all existing carpets, floor coverings, blinds, curtains, light fittings, and built in electrical appliances.

Facebook & Websites

Additional photos are available at

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



Special Features & Services

- Rural setting.
- Panoramic countryside views.
- Excellent decorative condition.
- 0.28 Ha (0.69 Acres) site approximately.
- uPVC double glazed window and door frames.

Accommodation

Ground Floor

Entrance Porch 2.18m x 1.40m (7'2" x 4'7") Alarm pad. Tile flooring. Glazed double door leading to entrance hall.

Entrance Hall 4.45m x 3.60m (14'7" x 11'10") Feature staircase with thread lights.

Sitting Room 4.46m x 4.08m (14'8" x 13'5") Solid fuel stove. Glazed French doors to kitchen / dining room.

Kitchen / Dining Area 8.17m x 3.96m (26'10" x 13') Fully fitted high gloss kitchen units with soft closing doors together with built in appliances to include Belling oven and grill, five ring electric hob and extractor hood. Nordi integrated fridge freezer and integrated Baumatic dishwasher.

Utility Room 3.71m x 1.86m (12'2" x 6'1") High and low level units with stainless steel sink.

Wc and whb 1.98m x 1.51m (6'6" x 4'11")

Hotpress

Family Room 4.21m x 4.07m (13'10" x 13'4") French doors to rear garden.

Bedroom 4.08m x 3.23m (13'5" x 10'7")

En-Suite Shower Room 2.41m x 1.12m (7'11" x 3'8") WC, WHB, fully tiled, meter tray shower cubicle, Redring Expressions 500 electric shower.

First Floor

Master Bedroom 3.97m x 3.48m (13' x 11'5") Built in wardrobe with double doors.

En-Suite Shower Room 2.53m x 1.30m (8'4" x 4'3") Fully tiled corner shower cubicle, WC and WHB.

Bedroom 4.46m x 3.28m (14'8" x 10'9") Built in wardrobe with double doors.

Bedroom 4.08m x 3.83m (13'5" x 12'7") Built in wardrobe with double doors.

Bedroom 4.03m x 3.86m (13'3" x 12'8") Built in wardrobe with double doors.

Bathroom 3.01m x 2.54m (9'11" x 8'4") Partially tiled walls and floor. Free standing bath with telephone shower attachment, WC and WHB.



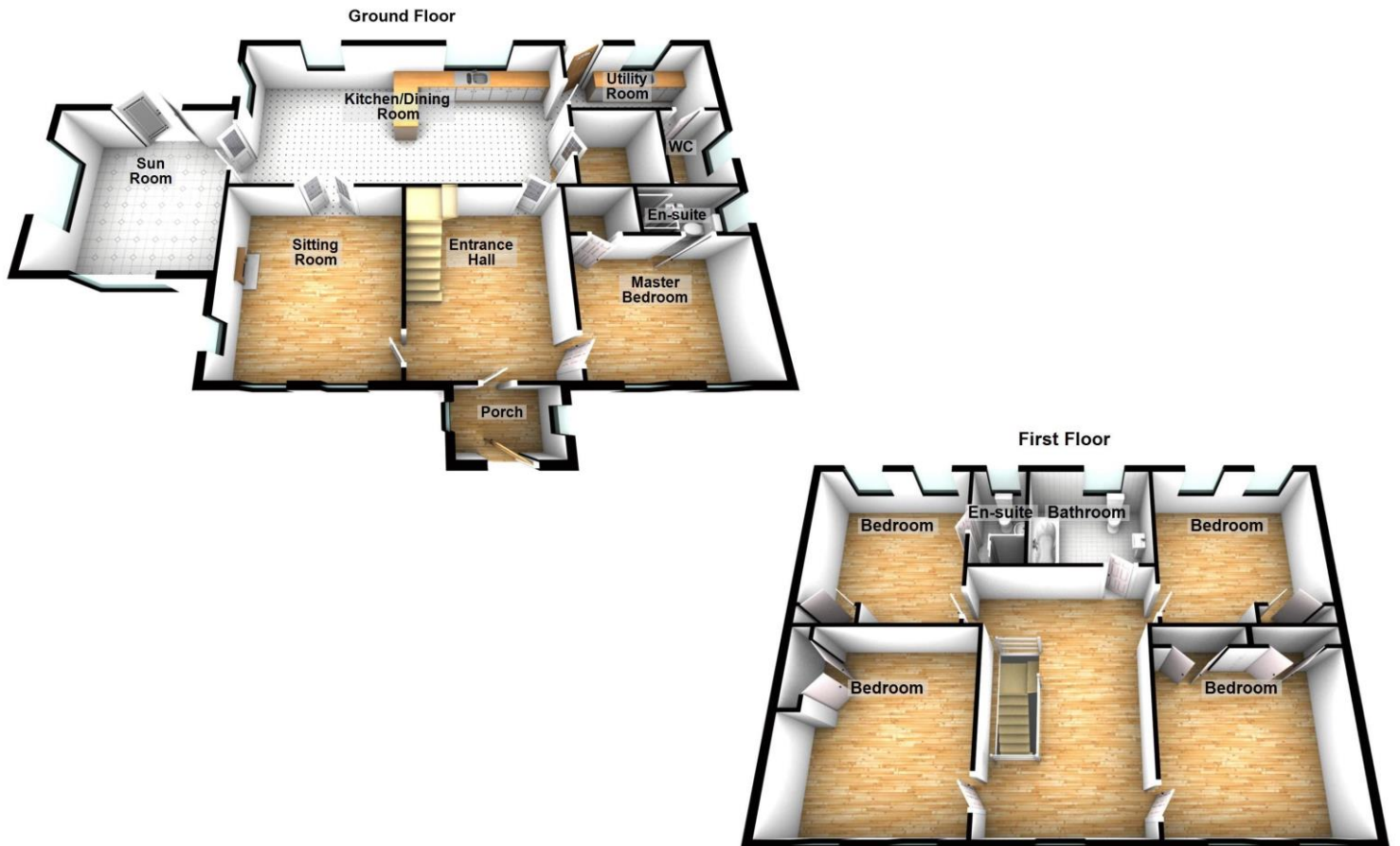
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Directions

From Letterkenny take the N13 towards Derry City. At the end of the dual carriageway, take the 1st exit and continue straight for 7.80km. At the sign for Colm Dillon Cars and Sharon Glebe, take the road to the left. Continue straight for 0.80km and the house is on the left, easily identifiable by our prominent 'For Sale' board.

Latitude: 54.990571 Longitude: -7.563031 (copy into Google Maps for location / streetview).

FLOORPLANS



Floorplans, for identification purposes only, not to scale



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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.

www.sfr.ie / sherryfitz.ie

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