

# For Sale

Asking Price: €99,000

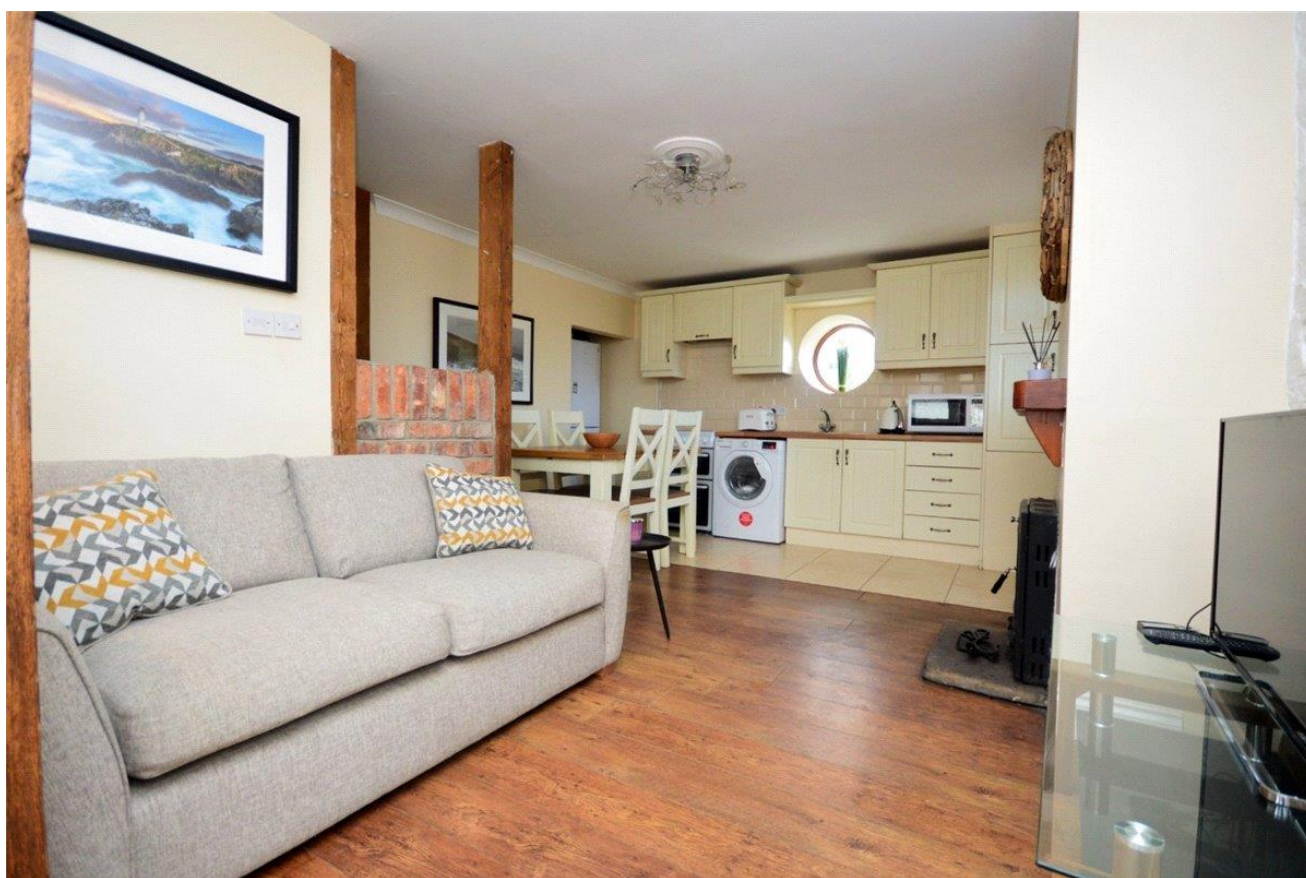
Sherry  
FitzGerald  
Rainey



Figart, Carrigart,  
Co Donegal.



[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)



An extremely well presented three bedroom semi detached two storey cottage extending 64 sq m (690 sq ft) approximately. This holding / weekend / permanent home is ideally situated in the centre of Carrigart Village within walking distance of shops, pubs, hotel, Credit Union, Post Office and Strand Park.

This compact cosy home, comprises an open plan kitchen / living / dining area with solid fuel stove and a modern downstairs shower room. Upstairs there are three bedrooms, two of which have views towards Kinnalargy and the strand at Carrigart.

Carrigart is a popular village and is 5 minutes from Downings Beach, Donegal Boardwalk Complex is also within a short drive as are numerous Golf Courses, coastal drives, water activities, hiking and many other outdoor activities.

#### Included / excluded in sale

The sale includes all existing floor coverings, blinds / curtains and light fittings together with electrical appliances and furniture. A full inventory of contents is available on request from our office.

#### Facebook

Additional photographs of this property are available on our Facebook and Instagram page which can be found by clicking the following link: - [www.facebook.com/sherryfitzgeraldrainey](https://www.facebook.com/sherryfitzgeraldrainey) and <https://www.instagram.com/sherryfitzgeraldrainey/>



## Special Features & Services

- Convenient location.
- Water views.
- Tastefully upgraded and decorated.
- Very well presented.
- Ready for immediate occupation.
- Amenities and facilities on your doorstep.

## Accommodation

**Open Plan Kitchen / Living / Dining** 3.02m x 1.24m (9'11" x 4'1") plus 5.21m x 2.83m (17'1" x 9'3") plus 3.93m x 1.16m (12'11" x 3'10") Entrance way with stone brick floor and feature salvaged red brick wall. Living area with engineered timber floor, solid fuel stove and back boiler. Fully fitted country style kitchen with wall and base units and stainless steel bowl and half sink and drainer. Hotpress with Willis immersion heater.

**Understairs Storage** 1.34m x 0.95m (4'5" x 3'1")

**Shower Room** 2.16m x 1.92m (7'1" x 6'4") Fully tiled walls and floor. WC and WHB, vanity unit with wall mounted heated mirror. Shower cubicle with electric Aquastream unit. Heated towel radiator.

**Bedroom 1** 2.45m x 2.39m (8' x 7'10") Laminate timber flooring with built-in wall shelving.

**Bedroom 2** 3.36m x 2.79m (11' x 9'2") Laminate timber flooring, water view towards Kinnalargy.

**Bedroom 3** 3.36m x 2.31m (11' x 7'7") Laminate timber flooring. Double aspect room with water views.

**BER** BER G BER No 109254607

## Directions

In Carrigart, have the Credit Union on your right and Centra convenience shop on your left and continue in the direction of the Carrigart Hotel. Take the road to the left immediately before the hotel and continue for 100 meters approximately and the house is on right, easily recognisable by its distinctive green paint.

Latitude: 55.178046, Longitude: -7.710541 (copy into Google Maps for location / streetview).



**NEGOTIATOR**

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**SOLICITOR**

TBC

**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](http://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