

For Sale

Asking Price: €140,000

**Sherry
FitzGerald**
Rainey



25 Castlevue, Raphoe,
Co Donegal, F93 T884

BER C2

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A modern three bedroom semi-detached two storey house extending to 99 sq m (1,066 sq ft) approximately. Interior designed throughout, this is a bright and immaculately presented home, ready for immediate occupation. Completely refurbished and upgraded in recent years to include timber, carpet and tiled floors, modern fully fitted kitchen with extra storage and fully fitted utility room with an abundance of storage and rarely used electrical appliances. A stove in the sitting room and a smart home heating system has also been installed. Bathroom, ensuite and downstairs WC have also been renovated with modern tiling and sanitary ware.

Externally, wrought iron entrance gates with newly laid concrete path surrounds the house and the rear garden has been upgraded to include a concrete base for garden shed and oil tank. The rear garden is enclosed with a timber fence and gate. There are also outside electrical points, ideal for outside heaters, power washers etc. etc. Stunning views of Raphoe Castle, St Eunan's Cathedral and countryside to the rear.

Local amenities including shops, pubs, schools and churches are within walking distance, whilst the substantial amenities of Stranorlar / Ballybofey and Letterkenny are all available within 15 minutes drive.

Special Features & Services

- Outstanding home in Raphoe.
- Exceptional decorative order throughout.
- uPVC double glazed windows and doors.
- Oil fired central heating and stove with zoned Smart Home heating technology (Nest) installed, which can be controlled via an app.
- Pyronix burglar alarm installed, which can be controlled via an app.
- Situated at the end of cul de sac.

Additional Photographs and Video: Additional photos, floorplans and walk through video of this property are available on our social media channels and websites.



Accommodation

Ground Floor

Entrance Hall 4.33m x 2.42m (14'2" x 7'11") Incorporating WC and WHB. Wall papered walls, stairs with carpet flooring to first floor, understairs storage. Engineered timber floor coverings.

WC and WHB 1.11m x 0.31m (3'8" x 1') Fully tiled walls and floors. Extractor fan. Towel radiator.

Sitting Room 4.62m x 3.63m (15'2" x 11'11") Engineered timber floor covering, fireplace with Eco Boiler, stove insert. TV point, ceiling rose and coving.

Kitchen / Dining Room 4.66m x 3.57m (15'3" x 11'9") Newly installed, solid oak modern wall and base kitchen units with dresser unit. Tiled floor. Patio doors to rear garden. Built-in Electrolux oven, four burner ceramic hob and extractor together with integrated dishwasher. Stainless steel sink unit, bowl and drainer. Tiled walls between top and base units. Under unit lighting.

Utility Room 2.50m x 1.38m (8'2" x 4'6") Newly installed fully fitted wall and base units with round stainless steel bowl and tiling between units. Tiled floor. Plumbed for washing machine. Door to rear garden.

First Floor

Landing Carpet flooring. Shelved hotpress. Stairs to attic space.

Master Bedroom 3.61m x 3.36m (11'10" x 11') Engineered timber floor coverings. Ceiling coving. **Ensuite Shower Room** 2.39m x 0.97m (7'10" x 3'2") Fully tiled walls and floor. Mains shower, WC and WHB on vanity unit.

Bedroom 2 2.99m x 2.47m (9'10" x 8'1") Engineered timber floor coverings. Ceiling coving. Views of Raphoe Castle, Raphoe and countryside.

Bedroom 3 3.64m x 2.99m (11'11" x 9'10") Engineered timber floor coverings. Ceiling coving. Views of Raphoe Castle, Raphoe and countryside

Bathroom 2.53m x 1.75m (8'4" x 5'9") Fully tiled walls and floor. Bathtub, shower, WC and WHB on vanity unit.

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Included in the sale: The sale includes all existing floor coverings and light fittings, together with built-in electrical appliances. American style fridge / freezer, security cameras, washing machine, furniture and garden shed are available to purchase.

Directions

From the Diamond in Raphoe take the road passing Frankies on the right. Continue straight through the mini roundabout passing Deele College on the right and the church on the left. A short distance further on, take the road to the right into Castleview, through the stone pillars in the design of a castle. Continue up hill and continue straight and the property is at the end of a cul de sac on the right hand side.





NEGOTIATOR

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SOLICITOR

TBC

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VIEWING DETAILS

Please contact us to make an appointment. Our Office is open Monday to Friday 9am to 5:30pm. Viewings outside of these hours and Saturdays by appointment.

CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarise yourself with these general conditions. While care has been taken to ensure that information contained in Sherry FitzGerald publications is correct at the time of publication, changes in circumstances after the time of publication may impact on the accuracy of this. Ordnance Survey Ireland Licence No. AU 0013119
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