

# For Sale

Asking Price: €160,000



**PASSED ALL CURRENT MICA TEST PROCEDURES**

25 Adelaide Meadows, Greencastle,  
Co Donegal, F93 P9P3

**BER C2**

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



**\*\*The property has been tested for MICA and has passed all current procedures.\*\***

A Modern Gem in Greencastle.

Discover the perfect blend of modern living and coastal charm in this beautifully presented three-bedroom semi-detached house, offering a spacious 106 sq m (1,147 sq ft) approximately of living space. This home is ready for immediate occupation, providing you with a comfortable and stylish retreat.

Nestled in the picturesque village of Greencastle, you'll enjoy a peaceful setting with the convenience of local amenities just a short stroll away. Explore the welcoming atmosphere of nearby shops, pubs, schools, and churches, all within walking distance.

For added convenience, the substantial amenities of Merville are easily accessible with a short 5 minute drive, providing you with a wider range of services and entertainment options.

#### Special Features & Services

- Oil fired central heating.
- PVC double glazed window and door frames.
- Deleterious materials test completed.
- Ready for immediate occupation.

#### Included in sale

The sale includes all existing floor coverings, blinds, and light fittings together with built in and / or integrated electrical appliances.

BER BER C2, BER No. 116920562



## Accommodation

### Ground Floor

**Entrance Hall** 4.78m x 1.99m (15'8" x 6'6") Incorporating understairs storage. Large porcelain floor tiles.

**Sitting Room** 4.81m x 4.05m (15'9" x 13'3") Large porcelain floor tiles. Open fire with black surround, marble hearth and over mantle mirror.

**Kitchen / Dining** 4.43m x 3.88m (14'6" x 12'9") Tiled flooring. Fully fitted wall and base kitchen units with integrated Zanussi fridge / freezer, built in Zanussi electric oven, four burner ceramic hob and extractor fan and freestanding Zanussi dishwasher. Stainless steel sink with half bowl and drainer. Recessed ceiling spotlights.

**Utility Room** 2.35m x 1.59m (7'9" x 5'3") Wall and base units with stainless steel sink unit and drainer. External door to paved patio area with covered veranda at the rear.

**Downstairs Toilet** 1.59m x 1.42m (5'3" x 4'8") Tiled floors, half tiled walls. WC, WHB.

### First Floor

**Landing** 3.19m x 2.44m (10'6" x 8') Carpet flooring.

**Primary Bedroom** 3.94m x 3.19m (12'11" x 10'6") Incorporating sliding wardrobes. Laminate timber flooring.

**En-Suite Shower Room** 2.77m x 0.99m (9'1" x 3'3") Tiled flooring, tiled splash back, fully tiled shower cubicle with Triton T90si electric shower unit, WC, WHB.

**Bedroom 2** 3.67m x 3.45m (12' x 11'4") Incorporating built in wardrobes and cupboards.

**Bedroom 3** 2.62m x 2.51m (8'7" x 8'3") Laminate timber floor with views to the rear of the countryside.

**Bathroom** 2.84m x 1.69m (9'4" x 5'7") plus 1.66m x 1.07m (5'5" x 3'6") Fully tiled walls and floor. Towel radiator. Bath, WC, WHB on vanity unit. Separate shower cubicle with Aqua Power shower.

### Outside

**Timber Shed** 4.25m x 3.01m (13'11" x 9'11") Oil burner and electricity supply.

### Garden

The rear garden has been paved, which allows for a low maintenance garden. There is a large veranda to the rear, which allows any new owner to use the garden in all types of weather.

**Additional Photographs and Video:** Additional photos, floorplan and walk through video of this property are available on our social media channels and websites. [daft.ie](http://daft.ie) / [myhome.ie](http://myhome.ie) / [propertyal.com](http://propertyal.com) / [property.ie](http://property.ie)

### Directions

Insert F93 P9P3 into google maps on your mobile phone and the map will take you directly to the property.





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**VIEWING DETAILS**

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

**CONDITIONS TO BE NOTED:** A full copy of our general brochure conditions can be requested from our office. We recommend that you familiarise yourself with these general conditions. While care has been taken to ensure that information contained in our publications is correct at the time of publication, changes in circumstances after the time of publication may affect on the accuracy of this.

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