

# For Sale

Asking Price: €150,000



2 Breffni Cottages, Rathmullan,  
Co Donegal, F92 R5Y4



**A detached four-bedroom coastal retreat with stunning views over Lough Swilly, just steps from Rathmullan's beach, pier, and village amenities.**

No. 2 Breffni Cottages presents an exceptional opportunity to acquire a detached home in the heart of the picturesque seaside village of Rathmullan. Just a short stroll from the pier, Rathmullan House, cafés, pubs and restaurants, the property combines the tranquillity of coastal living with the convenience of a vibrant village.

The accommodation comprises four bedrooms (two en-suite), a bathroom, and a bright open-plan kitchen / living / dining area, which forms the heart of the home and enjoys views of Lough Swilly.

A generous private rear garden provides an ideal space for relaxing or entertaining.

Rathmullan offers a superb lifestyle with sandy beaches, scenic coastal walks, water sports and sailing, plus nearby golf at Portsalon Links and the Otway course. Equestrian facilities and woodland trails complete a lifestyle perfect for families, active retirees, or anyone seeking a holiday home by the sea.

#### [Defective Concrete Block Survey](#)

A defective concrete block survey has been completed for the property. This property is being offered for sale to cash purchasers only and may be of particular interest to buyers seeking a renovation opportunity in a scenic coastal location.

#### [Special Features](#)

- Oil-fired central heating and solid fuel stove in the living area with back boiler heating radiators and hot water
- PVC windows and doors.
- Attractive views towards Lough Swilly



### Accommodation

**Entrance Porch** 1.7m x 1.15m (5'7" x 3'9"): Welcoming entrance porch with tile flooring and traditional timber half door. Inner door leading to the main living accommodation.

**Living / Dining** 7.36m x 3.54m (24'2" x 11'7"): Bright and spacious open plan living and dining area with laminate timber flooring. A solid fuel stove with back boiler provides a warm focal point while also heating the radiators and hot water.

**Kitchen area** 4.26m x 3.46m (14' x 11'4"): Fully fitted kitchen with a range of wall and base units and tiled splashback. Stainless steel sink unit with drainer. Integrated Siemens dishwasher, under-counter fridge and freezer, and extractor fan. Laminate tile-effect flooring.

**Bedroom 1** 3.67m x 3.44m (12' x 11'3"): Double bedroom with laminate timber flooring. **Ensuite Shower Room** 2.37m x 0.96m (7'9" x 3'2"): Fully tiled walls and floor. Mains shower, wc and whb.

**Bedroom 2** 3.70m x 3.17m (12'2" x 10'5"): Double bedroom with laminate flooring and view of Lough Swilly. **Ensuite shower room** 2.52m x 1.04m (8'3" x 3'5"): Fully tiled walls and floor. Triton T90z shower unit, wc and whb.

**Guest Wc** 2.14m x 1.60m (7' x 5'3"): Tiled floor with half timber-panelled walls, wc and whb

### Upstairs

**Bedroom 3** 4.59m x 3.70m (15'1" x 12'2"): Spacious double bedroom with carpet flooring, useful eaves storage and Velux windows. Views of Lough Swilly.

**Bathroom** 3.17m x 2.10m \* (10'5" x 6'11" \*): Bath with tiled surround, wc and whb. Vinyl flooring. \*Measurement taken at widest point.

**Bedroom 4** 4.59m x 3.98m (15'1" x 13'1"): Large double bedroom with Velux window, carpet flooring and view of Lough Swilly.

### Included in the sale

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

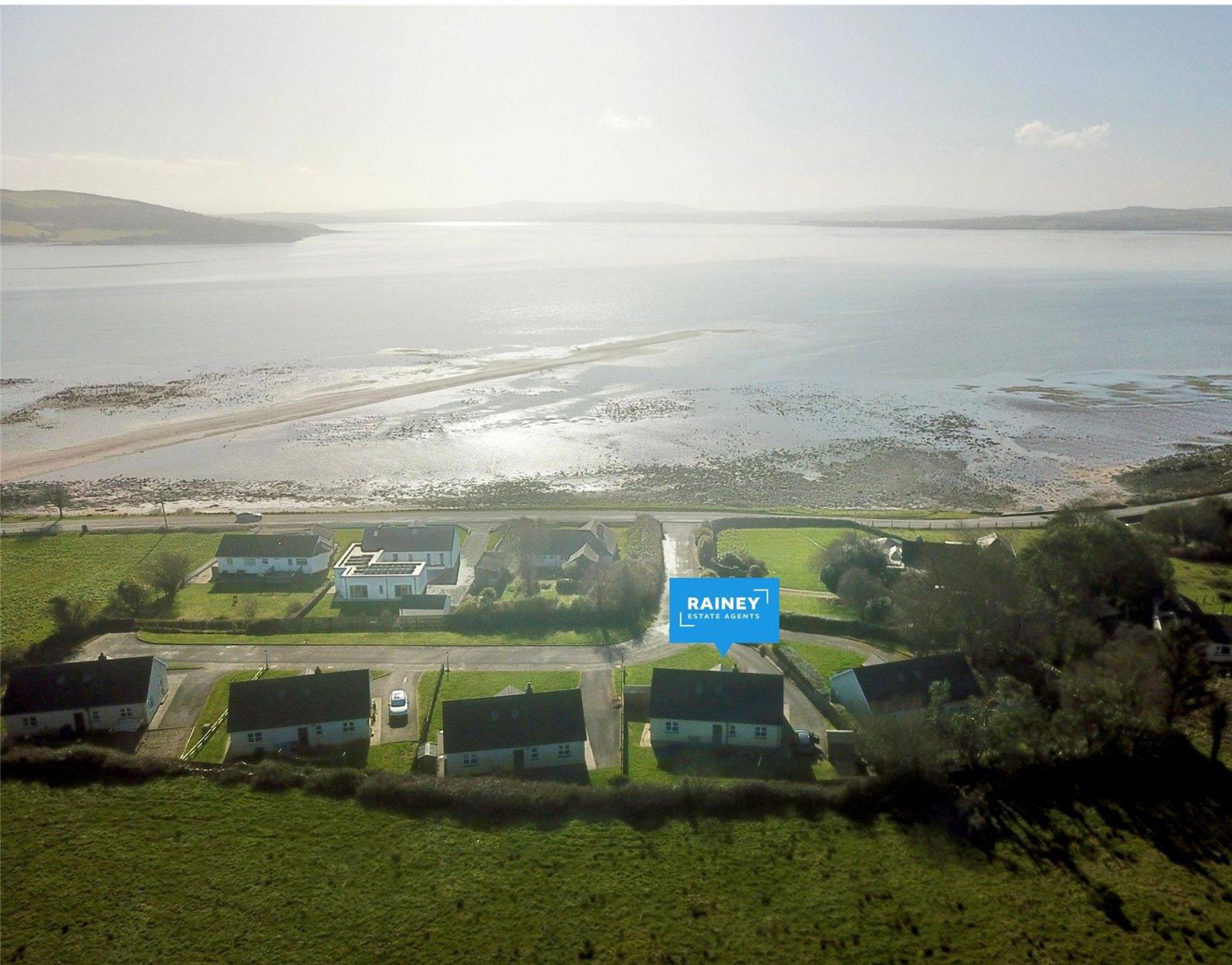
**BER** C2, BER No. 117815852

### Directions

Insert F92 R5Y4 into google maps on your mobile phone and the map will take you directly to the property.

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





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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. We are closed for lunch between 1pm and 2pm.

**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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