

For Sale

Asking Price: €275,000



Meenlaragh, Gortahork,
Co Donegal, F92 H959



A substantial five-bedroom detached bungalow extending to approximately 230 sq m of accommodation, set on a generous 0.42 Ha (1.03 acre) site in Meenlaragh, Gortahork. The property enjoys Atlantic sea views with Tory Island clearly visible from the house, along with views of Muckish and Errigal Mountains. Thoughtfully laid out with most accommodation at ground floor level, this is a versatile family home in one of northwest Donegal's most scenic and sought-after coastal locations.

The ground floor comprises entrance hall, sitting room with multi-fuel stove, a bright triple-aspect sunroom with patio doors to the rear, a generous kitchen with integrated appliances and utility area, three bedrooms including the principal bedroom with ensuite, and a family bathroom. Two further bedrooms are located on the upper level along with two additional store rooms offering excellent storage or flexible use.

A large detached garage / workshop with a partially floored mezzanine above provides exceptional additional space, ideal for vehicles, a workshop, home gym or studio. The property qualifies for a Refurbishment Grant and SEAI energy upgrade grants, making this an outstanding opportunity for first-time buyers and those looking to put their own stamp on a well-proportioned home in a truly exceptional location.

Teach Dixon is just 50 metres from the property. Magheraroarty Beach, with its golden sand consistently rated among the finest in Ireland, is a short drive away, as is the Tory Island ferry pier, Narosa Surf School and coffee shop are also at the pier. Magheroarty was voted the third best windsurfing location in the world in 2007 and continues to attract surfers from across Europe. Three primary schools serve the area: Magheraroarty Primary School, Scoil Bhríde and Cnoc na Naomh. The bus to Dublin, Galway, Belfast and Letterkenny stops at the top of the road.



Accommodation

Entrance hall 4.76m x 2.59m (15'7" x 8'6"): Tiled flooring.

Sitting Room 5.14m x 3.94m (16'10" x 12'11"): Laminate timber flooring, multi-fuel stove. Double doors to sunroom

Sunroom 4.89m x 3.59m (16'1" x 11'9"): Tiled floors, triple aspect room with water and Tory Island views.

Kitchen / Dining 6.39m x 3.59m (21' x 11'9"): Wall and base kitchen units with tiling between. Electric Neff oven and grill. Gas hob. Stove fireplace.

Bathroom 2.01m x 2.68m (6'7" x 8'10"): Fully tiled walls and floor, corner bath with telephone taps, wc and whb. Shower enclosure with Triton Jade 2 electric shower unit.

Primary Bedroom 5.75m x 2.72m (18'10" x 8'11"): **plus** 2.48m x 1.11m (8'2" x 3'8"): Carpet flooring. **Ensuite** 2.71m x 1.36m (8'11" x 4'6"): Tiled walls and floor, wc and whb, shaver light and large metre tray shower cubicle with direct shower.

Bedroom 3.66m x 2.82m (12' x 9'3"): With built-in wardrobes, laminate flooring.

Bedroom 4.17m x 3.65m (13'8" x 12'): With recessed area for wardrobes. Laminate flooring.

UPSTAIRS

Landing 6.93m x 1.49m (22'9" x 4'11")

Store Room 2.60 x 2.07m (2.60 x 6'9"): Carpet flooring.

Store Room 2.04m x 1.48m (6'8" x 4'10"): Carpet flooring.

Bedroom 3.65m x 3.64m (12' x 11'11"): Carpet flooring.

Bedroom 3.64m x 1.79m (11'11" x 5'10"): **plus** 3.65m x 2.16m (12' x 7'1"). Carpet flooring. Water and Tory Island views.

Outside

Garage / workshop 10.00m x 6.00m (32'10" x 19'8"): Concrete floor. Mezzanine area 3.69m x 10.00m with two gable windows plus additional skylights.

Special Features & Services

- Five-bedroom detached bungalow on a 1.03-acre site.
- Atlantic sea views – Tory Island, Muckish and Errigal visible from the house.
- Large detached garage / workshop.
- Oil-fired central heating.
- PVC double glazed windows.
- Multi-fuel stove in sitting room and kitchen.
- Refurbishment Grant and SEAI grants available.
- 50 metres to Teach Dixon, 2-minute drive to Magheraroarty Beach and Tory Island ferry pier.
- Bus to Dublin, Galway, Belfast and Letterkenny at top of road.
- Three primary schools in the area.





Directions

Insert F92 H959 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 / daft.ie / myhome.ie / propertypal.com / property.ie

Included in sale

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

BER BER C2, BER No. 119262780



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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. Rainey Estate Agents for themselves and for the vendors of this property, whose agents they are, give notice that these particulars do not form any part of a contract and are prepared in good faith for guidance purposes only. All measurements are approximate and taken to the widest point. Intending purchasers must satisfy themselves as to the accuracy of details given.

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