



1 Harbour View, Gollan Hill, Fahan, Co Donegal, F93 DK30

Asking Price: €550,000



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A spectacular modern family home located in an elevated position with stunning views over Lough Swilly and Marina.

With uninterrupted sea and coastal views "Harbour View" is a contemporary home situated in the popular Gollan Hill area of Fahan. The elevated position commands some of the best views in Donegal. "Harbour View", built in 2006, offers a spacious blend of reception and bedroom accommodation totalling 304 sq m (3,272 Sq Ft) approximately. The living and bedroom accommodation are positioned to the front of the house, making the most of the panoramic water and marina views.

Built in 2006, with a Mica survey available on request, the home is approached through a light filled entrance porch and hall, tiled with cream ceramic tiles which continue on into the sitting room, living room and kitchen / dining room. Solid oak doors, architraves and skirting throughout with a feature open tread oak staircase and glazed side panels. The kitchen features a high gloss cream kitchen with floor and wall mounted units, integrated Bosch and Candy electrical appliances. Directly off the kitchen is a utility room with cream high gloss floor and wall mounted units plus stainless steel sink unit. Adjacent to the kitchen / dining is the living room with feature raised fireplace. and steps down to a formal sitting room. All reception rooms take full advantage of the stunning views of Lough Swilly Marina, Inch Island, Lisfannon beach and Lough Swilly. Each room has access to the outside deck and garden.

The oak staircase accesses the bedroom accommodation including primary bedroom incorporating ensuite bathroom, built-in sliding wardrobes and access onto a private balcony boasting water views. There are three additional bedrooms, all with built in sliding wardrobes and one with ensuite shower room. Further accommodation includes a family bathroom with ceramic tiled flooring and walls, bath, wc and whb.



Fahan village is located within a short distance and is ideally positioned to enjoy the wonderful natural amenities in the immediate vicinity including, The Red Door Restaurant, Railway Tavern Firebox Grill, glorious sandy beaches, boating, fishing, Lough Swilly Marina, Lisfannon Beach, North West 18 Hole Golf Club and Buncrana Golf Club. The substantial amenities and facilities of Buncrana and Derry City are within a 5 / 20 minute drive. Derry City Airport is within 30km approximately.

Special Features

- Light filled reception rooms and bedrooms.
- MICA test completed, survey available on request.
- Stunning setting with spectacular water views.
- Outdoor deck area.
- Ready for immediate occupation.
- Oil Fired Central Heating.
- Integral garage.
- Gardens laid in lawn and planted with mature shrubs.



Accommodation

Ground Floor

Entrance Porch 1.91m x 1.74m (6'3" x 5'9") Large glass window. Glazed tiled flooring.

Entrance Hall 10.34m x 2.60m (33'11" x 8'6") Glazed tile flooring, oak stairs to first floor with glazed side panels and oak handrail.

Sitting Room 6.21m x 5.43m (20'4" x 17'10") Glazed tile flooring, feature raised fireplace. Patio door, large corner window overlooking Marina and Lough Swilly. Steps up to:-

Living Room 5.31m x 4.47m (17'5" x 14'8") Glazed tile flooring. Feature raised fireplace. Large picture window and patio door. Views overlooking Lough Swilly.

Kitchen / Dining 6.47m x 4.40m (21'3" x 14'5") plus 3.18m x 1.63m (10'5" x 5'4") Glazed tile flooring. Large floor to ceiling windows with patio door overlooking Lough Swilly Marina and Lough Swilly. High gloss cream kitchen with walnut effect countertop. Integrated Bosch oven and four burner ceramic hob, stainless steel extractor hood, integrated Candy fridge freezer and Bosch dishwasher.

Utility Room 3.24m x 2.59m (10'8" x 8'6") Glazed tile flooring, cream high gloss kitchen with walnut effect countertop, plumbed for washing machine and dryer, door to rear.

Shower Room 2.60m x 1.99m (8'6" x 6'6") Fully tiled flooring, WC and WHB, shower cubicle with electric Triton T90si shower unit.

First Floor

Landing 8.43m x 2.60m (27'8" x 8'6") Feature open tread oak staircase, bison slab floors with carpeted flooring. **Hotpress** 2.60m x 1.15m (8'6" x 3'9") Fully shelved, carpeted flooring.

Primary Bedroom 7.92m x 4.37m (26' x 14'4") Incorporating built in sliding door wardrobe. Carpeted flooring. Dual aspect overlooking Lough Swilly. Patio door to large external veranda.

En-Suite Bathroom 2.55m x 2.15m (8'4" x 7'1") Fully tiled walls and floors. Bath, WC and WHB.

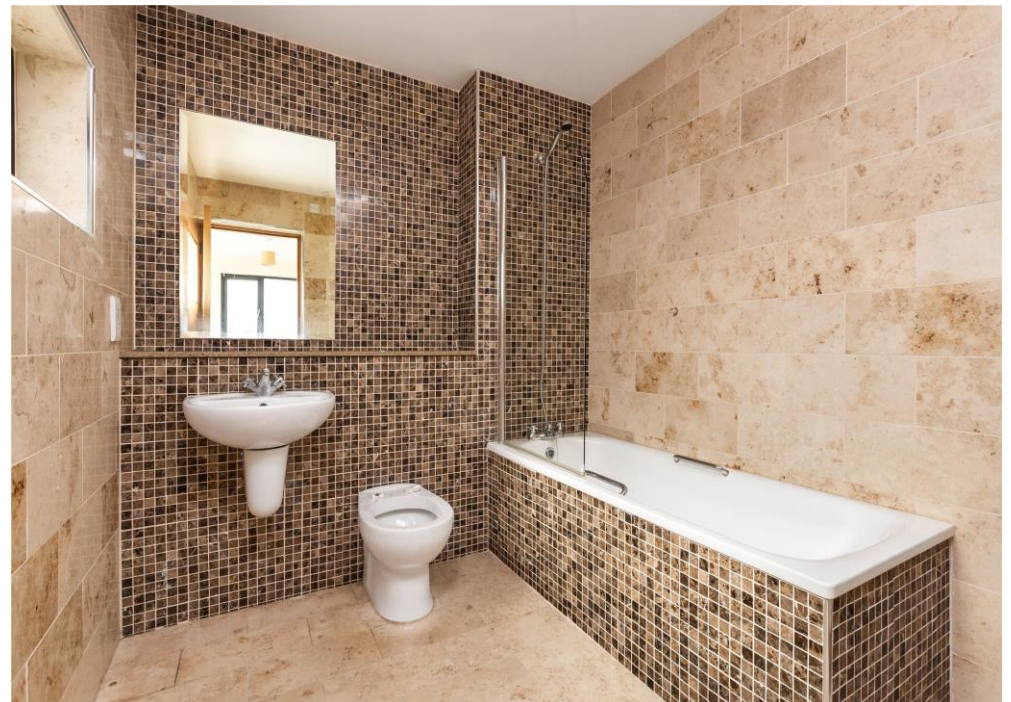
Bedroom 5.25m x 4.36m (17'3" x 14'4") Incorporating built in sliding door wardrobe. Carpeted flooring, views overlooking Lough Swilly. **En-Suite Bathroom** 2.79m x 2.56m (9'2" x 8'5") Fully tiled walls and floors. Bath, WC and WHB.

Bedroom 4.34m x 2.98m (14'3" x 9'9") Incorporating built in sliding door wardrobe. Carpeted flooring.

Bedroom 4.32m x 2.99m (14'2" x 9'10") Incorporating built in sliding door wardrobe. Carpeted flooring.

Bathroom 2.75m x 2.55m (9' x 8'4") Fully tiled walls and floors. Bath, WC and WHB with separate shower cubicle.

Integral Garage 5.64m x 5.55m (18'6" x 18'3") Electric roller door. Oil fired burner.



Additional Photos, Floorplans & Video

Additional photos and walk through video [Link to video here](#) of this property are available on our social media channels and websites. daft.ie / myhome.ie / property.ie / propertypal.com

Included in the Sale

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

Directions

Insert F93 DK30 into google maps on your mobile phone and the map will take you directly to the property.

BER Details

BER: C1

BER No: 106514870

Energy Performance Indicator: 157.38 kWh/m²/yr

Sole Selling Agents

Rainey Estate Agents, 45 Port Road, Letterkenny, Co Donegal.

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Viewing

Viewings are strictly by prior appointment with the sole selling agents.

Solicitor

TBA

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