

For Sale

Asking Price: €370,000



Ranny, Kerrykeel,
Co Donegal, F92 HD86

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)



A well maintained four bedroomed detached house offering spacious, well-proportioned accommodation throughout. Accommodation comprises four bedrooms, two reception rooms and two bathrooms. There is potential to convert the garage and outbuildings into additional accommodation / Airbnb, subject to planning.

The property is situated on a site extending to 0.30 Ha (0.73 Acres approximately) and enjoys a delightful, rural aspect with views of the beautiful Mulroy Bay and enjoys a backdrop of Ranny Hill. This home is within a short walk of the facilities and amenities available in the village of Kerrykeel including churches, schools, post office and local shops.

Special Features & Services

- Views of Mulroy Bay.
- Spacious accommodation.
- Oil fired central heating with back boiler.
- uPVC double glazed window and door frames.
- Mature landscaped gardens.
- Detached garage.
- Facilities and amenities nearby or within a short drive include the glorious Ballymastocker Beach, 18 hole golf courses at Portsalon and Rosapenna, fishing, walking, hill climbing, etc., etc.
- Letterkenny, the principal town of the county with excellent shopping facilities is within a comfortable 30minute drive.
- City of Derry Airport within comfortable hour drive and Belfast International Airport within two hours.

BER BER C2, BER No. 114776073

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

Directions

Insert F92 HD86 into google maps on your mobile phone and the map will take you directly to the property.



Accommodation

Ground Floor

Entrance Hall 2.87m x 1.86m (9'5" x 6'1") Partly tiled and solid wood flooring, feature corning, ceiling rose and arch to bedroom hallway.

Sitting Room 6.78m x 3.76m (22'3" x 12'4") Solid wood floor covering. Open fire with feature tile surround, mantle and hearth.

Kitchen / Living / Dining Area 6.78m x 4:40m (22'3" x 4:13'3") Tiled flooring. Fully fitted kitchen with wall and base cupboards. Solid fuel stove with back boiler. Integrated fridge / freezer, built in Whirlpool over and four burner gas hob and Candy dishwasher.

Utility Room 3.61m x 2.78m (11'10" x 9'1") Incorporating WC and WHB. Plumbed for washer and dryer. Stainless steel sink unit and drainer.

Bedroom Hallway 9.85m x 1.05m (32'4" x 3'5") Solid wood floor covering.

Master Bedroom 4.21m x 3.03m (13'10" x 9'11") Solid wood floor covering.

Ensuite Shower Room 3.02m x 1.20m (9'11" x 3'11") Fully tiled shower cubicle. WC and WHB. Tiled floor covering. Partly tiled walls.

Bedroom 3.03m x 2.47m (9'11" x 8'1") Carpet floor covering. View of Mulroy Bay.

Bedroom 3.03m x 3.02m (9'11" x 9'11") Solid wood floor covering. View of Mulroy Bay.

Bedroom 3.17m x 2.93m (10'5" x 9'7") Carpet floor covering. Feature corning and ceiling rose.

Bathroom 3.02m x 2:08m (9'11" x 2:26'3") Fully tiled walls and doors. WC, WHB, corner shower. Pine roof with spotlights.

First Floor / Attic

Room 6.78m x 3.53m (22'3" x 11'7") Incorporating two cupboards. Velux window.

Room 4.43m x 3.30m (14'6" x 10'10") Carpet floor covering. Velux window.

Shower Room 2.38m x 1.95m (7'10" x 6'5") Linoleum floor covering. Fully tiled walls. WC, WHB and Triton T90i shower unit. Velux window.

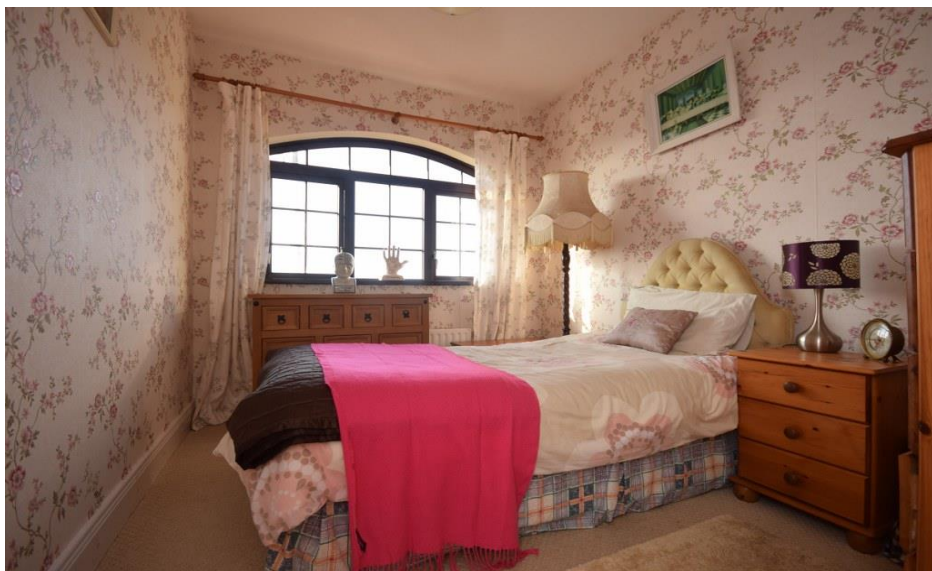
Outside

Store Room 5.82m x 2.93m (19'1" x 9'7") with WC and WHB 1.41m x 0.84m (4'8" x 2'9")

Store Room 4.09m x 3.01m (13'5" x 9'11")

Coal Shed 2.03m x 1.34m (6'8" x 4'5")

Garage





RAINEY
ESTATE AGENTS

NEGOTIATOR
Kiara Rainey
Rainey Estate Agents
45, Port Road, Letterkenny,
Co Donegal
T: 074 9122211
E: property@sfr.ie

SOLICITOR
Mr Brendan Kelly
Brendan Kelly Solicitors
Main Street
Milford
Co Donegal

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 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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