For Sale

Asking Price: €245,000

RAINEY
ESTATE AGENTS



Brockagh, Cloghan, Co Donegal,
F93 DKD0

BER D1

raineyproperty.ie / daft.ie / myhome.ie / propertypal.com



Set among the rolling hills just outside Cloghan, This is a bright, well-kept three-bedroom bungalow that pairs the peace and privacy of country living with everyday convenience. The village is only a few minutes away, and Ballybofey and Stranorlar are within easy reach.



This is a home that works equally well as a first step on the property ladder or a manageable place to settle after trading down. At the heart of the house is an open-plan kitchen, living and dining room, where navy painted kitchen units, warm wood-effect flooring and a solid fuel stove on a marble plinth make a space that feels homely the moment you walk in. The stove has a back boiler and works alongside oil-fired central heating throughout. Two double bedrooms, a single bedroom that would make an ideal home office or nursery, and a fully tiled shower room complete the accommodation.



Outside, the house stands on approximately 0.71 acres of mature gardens, full of established shrubs and planting and enclosed by a mix of walls, timber fencing and mature hedging. A concrete driveway runs all the way around the house, with parking for several vehicles. A detached double building holds a garage and a separate workshop, both with power and electric roller doors, so there is space for a trade, a hobby or simply all the storage you could need. An external utility room keeps the practical side of life out of the house.

With open countryside views, a low-maintenance bungalow and village amenities on the doorstep, this home offers space and privacy. It also enjoys a quiet rural setting with open countryside views, only a few minutes' drive from Cloghan village. The towns of Ballybofey and Stranorlar are approximately 10 mins away, with shops, schools, restaurants and services, and Letterkenny is approximately 30 mins by car. It is an ideal base for anyone who wants space and scenery without giving up access to everyday amenities.

Garden & Grounds: The house stands on approximately 0.71 acres of mature, gardens with numerous plants, shrubs and flower pots. The grounds are enclosed by a mixture of concrete walls, timber fencing, mature Leylandii hedging and a wrought iron gate. A concrete driveway runs right around the house, with parking for numerous vehicles. The property has septic tank drainage, and the gardens enjoy countryside views over the surrounding rolling hills.

Accommodation

Entrance Porch 1.02m x 0.96m (3'4" x 3'2"): A welcoming entrance with tiled floor and uPVC front door. Fuse board.

Inner Hall 1.19m x 1.01m (3'11"x 3'4") plus 2.94m x 0.97m (9'8" x 3'2"): Laminate timber flooring, giving access to the main living accommodation and bedrooms.

Kitchen / Living / Dining 6.43m x 3.46m (21'1" x 11'4") (overall): A bright, open-plan family space with warm wood-effect laminate flooring throughout. Includes the hot press with copper cylinder and immersion heater.

Living Area 3.46m x 2.30m (11'4" x 7'7"): A cosy sitting area centered on a solid fuel stove on a marble plinth, with back boiler. The perfect spot for winter evenings.

Kitchen / Dining Area 4.05m x 3.46m (13'3" x 11'4"): Navy painted wall and base units with tiled splashback, and a stainless steel sink unit and drainer set beneath the window. Electrolux 4-burner gas hob (bottled LPG), Electrolux electric oven and extractor fan. Built-in shelving, space for a fridge, feature pendant lighting and plenty of room for a dining table.

Shower Room 1.94m x 1.55m (6'4" x 5'1") plus 0.86 x 0.48 (2'10" x 1'7"m: Fully tiled walls and floor. Shower cubicle with Triton AS 2000 XT electric shower and grab rail, WC and wash hand basin.

Bedroom 4.19m x 2.99m (13'9" x 9'10"): A generous double bedroom with laminate flooring.

Bedroom 3.31m x 2.98m (10'10" x 9'9"): A second double bedroom with laminate flooring.

Bedroom 2.80m x 2.17m (9'2" x 7'1"): Single bedroom with laminate flooring, ideal as a nursery, guest room or home office.

Back Hall 1.07m x 0.96m (3'6" x 3'2"): Tiled floor. uPVC rear door leading out to the utility room.

Outside

Utility Room 2.78m x 1.50m (9'1" x 4'11"): Plumbed for a washing machine and tumble dryer, with electricity. Keeps laundry neatly out of the main house.

Workshop 5.21m x 4.58m (17'1" x 15'): Electricity and lighting, with electric roller door. Oil tank housed inside. Ideal for a trade, hobby or extra storage.

Garage 4.30m x 2.89m (14'1" x 9'6"): Concrete floor, half concrete block walls, electricity and electric roller door.

Covered Area A sheltered space ideal for drying clothes and for additional storage.

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

BER D1, BER No. 102964632

Directions Enter Eircode **F93 DKD0** into Google Maps on your mobile phone for turn-by-turn directions straight to the property.

Additional Photographs and Video: More photographs, and a walk-through video of this property are available on our website and social media channels, and on all major property portals: raineyproperty.ie | daft.ie | myhome.ie | propertypal.com | property.ie









Special Features & Services

- Three-bedroom detached bungalow
- Open-plan kitchen / living / dining room
- Solid fuel stove with back boiler
- Oil-fired central heating
- Detached garage and separate workshop with electric roller doors and power
- External utility room, plumbed for washing machine and dryer
- Mature gardens on approx. 0.71 acres
- Concrete driveway right around the house, with ample parking
- Countryside views over rolling hills
- uPVC windows and doors
- A few minutes' drive to Cloghan village

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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.

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