

# For Sale

Asking Price: €155,000



Pump Street, Carrigans,  
Co Donegal, F93 AK53



[raineyproperty.ie](http://raineyproperty.ie) / [daft.ie](http://daft.ie) / [myhome.ie](http://myhome.ie) / [propertypal.com](http://propertypal.com)



A well-presented two-bedroom detached stone cottage, featuring a contemporary flat-roof extension to the rear, offering a total floor area of approximately 52.35 sq. m (563 sq. ft). The accommodation comprises two bedrooms, a comfortable sitting room, a modern kitchen, and an updated bathroom.

Set on a generous plot, the property benefits from an expansive garden to the rear and side, providing ample outdoor space and potential for further extension, subject to the necessary planning permissions. Recently renovated, the home boasts a well-laid-out kitchen and contemporary bathroom tiling, with only the bedroom floor coverings left to be completed, making it ready for immediate occupation.

Nestled in a peaceful village setting, this charming cottage offers a perfect blend of rural tranquility and convenient access to local amenities.

#### Special Features & Services

- PVC double glazed windows and doors.
- Oil fired central heating.
- Large back garden with parking to the side and rear.
- Within walking distance of village amenities.
- Potential to extend the existing cottage, subject to planning permission.



## Accommodation

**Sitting Room** 5.69m x 3.69m (18'8" x 12'1"): Laminated flooring.

**Kitchen** 2.90m x 2.72m (9'6" x 8'11"): Fully tiled slate floors, wall and base units with tiling in between. Free standing electric oven and hob, free standing BEKO washing machine, stainless steel sink unit and drainer and free standing BEKO fridge freezer.

**Bathroom** 1.86m x 1.69m (6'1" x 5'7"): Fully tiled walls and floors, wc, whb and bath with Triton electric shower.

**Back Hall** 1.89m x 0.92m (6'2" x 3'): Tiled Floor.

**Bedroom 1** 3.01m x 2.81m (9'11" x 9'3"): Incorporating hotpress

**Bedroom 2** 2.97m x 2.75m (9'9" x 9')

## Included in the sale

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

## BER

BER G, BER No. 118082817

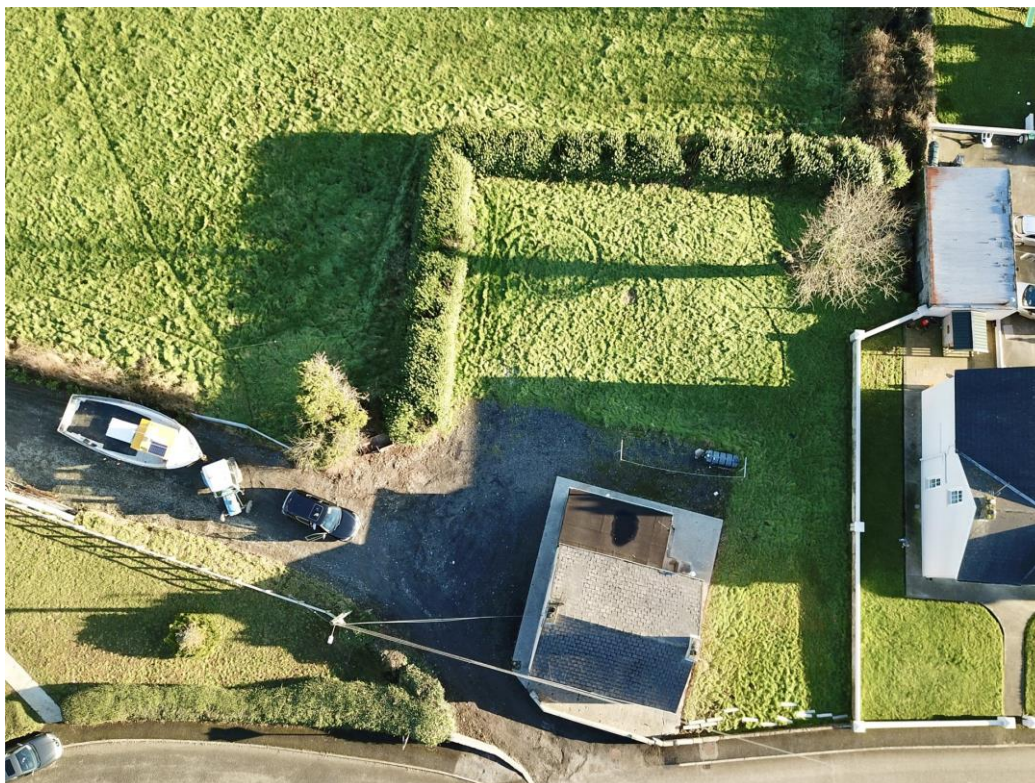
## Directions

Insert F93 AK53 into google maps on your mobile phone and the map will take you directly to the property.

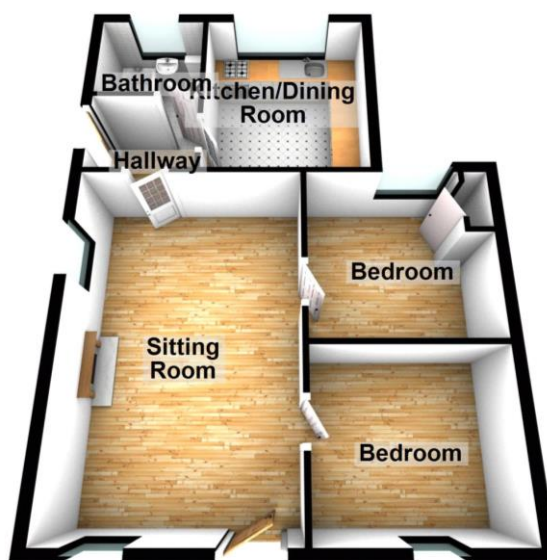
## Additional Photographs and Video:

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)





#### Ground Floor



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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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