

# For Sale

Asking Price: €210,000



Glenmenagh, Carrigart,  
Co Donegal, F92 XV56



An impeccably presented three bedroom detached family / holiday home extending to 100.40 sq m (1,018 sq ft) approximately, situated within a short distance of the famous Glen Bar and Restaurant. There is a large rear garden, detached garage and decorative stone driveway and patio area where the occupier can enjoy alfresco dining.

Ideal opportunity to acquire a property suitable for permanent, retirement or holiday / weekend use being located within easy reach of a host of wonderful amenities including the golf facilities available at the Rosapenna Golf Resort, deserted sandy beaches, deep sea and river/lake fishing plus climbing on Errigal and Muckish mountains.

This home provides generous accommodation briefly comprising of: - entrance porch, spacious open plan sitting room, kitchen / dining, sunroom and utility off the kitchen. The primary bedroom has an en-suite shower room and there are a further two bedrooms plus family bathroom.



#### Special Features & Services

- Large rear garden with detached garage
- Oil fired central heating.
- Double glazed PVC windows and doors.

BER BER D1, BER No. 117226951

**Additional Photographs and Video:** Additional photos, floorplan and walkthrough video of this property are available on our social media channels and websites.

#### Inclusions

All existing carpets / floor covering, curtains / blinds and light fittings / shades are included in the sale along with the integrated electrical appliances. Contents can be purchased at valuation.



## Accommodation

**Entrance Porch** 1.18m x 1.17m (3'10" x 3'10") Tiled flooring.

**Open Plan Living / Kitchen / Dining Space** 7.45m x 4.31m (24'5" x 14'2") **Living area:** solid timber floors. Open fireplace with stone surround and pine mantle piece. Tiled hearth. **Kitchen:** fully fitted kitchen units with wall and base units. Integrated Zanussi fridge freezer, freestanding electric oven, Fagor ceramic four burner hob and extractor fan. Tiled floor in the kitchen area.

**Sunroom** 3.77m x 2.98m (12'4" x 9'9") Solid timber flooring. Patio doors to the side.

**Utility Room** 2.37m x 1.66m (7'9" x 5'5") Fully fitted base units. Rear door. Plumbed for washing machine. Stainless steel sink unit and drainer.

**Hotpress** 1.66m x 0.76m (5'5" x 2'6") Fully shelved with immersion and hot water tank.

**Bedroom Hallway** 5.14m x 0.98m (16'10" x 3'3") Laminate flooring

**Primary Bedroom** 3.67m x 2.97m (12' x 9'9") Laminate flooring. **En-Suite Shower Room** 2.17m x 1.28m (7'1" x 4'2") Fully tiled floors and walls. WC, WHB with shavers light. Shower cubicle with a Triton T90si electric shower. External window.

**Bedroom 2** 3.66m x 2.97m (12' x 9'9") Laminate flooring

**Bedroom 3** 3.79m x 2.98m (12'5" x 9'9") Laminate flooring

**Bathroom** 3.24m x 1.75m (10'8" x 5'9") Fully tiled walls and floor. Bath with telephone shower taps. WHB with shavers light. WC.

## Outside

Detached garage with roller door and side entrance. Large rear garden. Externally the house is dry dashed with feature stone wall to the front and side.

## Directions

Insert F92 XV56 into google maps on your mobile phone and the map will take you directly to the property.

## Deleterious Survey

A deleterious survey has been completed. Survey available on request from our office.





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**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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