

# For Sale

Asking Price: €159,000

**RAINEY**  
ESTATE AGENTS



11 Ford Garden, Kerrykeel,  
Co Donegal, F92 R253





### ***Turn-Key Perfection by the Brook -3-Bedroom Beauty in Kerrykeel***

11 Ford Gardens presents a rare opportunity to own a stylishly presented, turn-key home in the heart of the charming village of Kerrykeel. Built in 2005 and maintained in show house condition, this 3-bedroom, 3-bathroom semi-detached property (approx. 94.66 sq m / 1,019 sq ft) blends design, comfort, and tranquility.

Inside, you'll find an interior-designed layout with high-quality finishes throughout—ideal for anyone seeking a home that's move-in ready. Outside, a private feature patio sits beside a peaceful babbling brook, creating the perfect setting for morning coffee or evening drinks in nature.

Whether you're a first-time buyer, investor, or looking for an idyllic holiday base close to the Wild Atlantic Way, this home ticks all the boxes. Kerrykeel offers a welcoming village atmosphere, local shops and cafés, and is a short drive to coastal favourites like Portsalon and Ballymastocker Bay.

***Stylish, serene, and superbly located—this is one you won't want to miss.***

#### **Special Features & Services**

- PVC hardwood effect double glazed windows
- Vodafone Fibre broadband available.
- Oil fired central heating.
- Paved patio area and raised flower beds.
- Fully enclosed rear garden
- Garden Shed



## Accommodation

**Entrance Hall** 5.13m x 1.86m (16'10" x 6'1"): Glazed tiled flooring with feature pattern.

**Sitting Room** 3.78m x 4.46m\* (12'5" x 14'8"\*): Solid pine flooring, open fireplace with cast iron insert and marble hearth.

**Kitchen / Dining Room** 3.55m x 4.23m (11'8" x 13'11"): Glazed tiled flooring with feature pattern. Fully fitted wall and base kitchen units with tiling in between. Freestanding Indesit tumble dryer, freestanding Zanussi washing machine, freestanding Zanussi fridge freezer, built-in Electrolux electric oven, Schott Ceran four burner ceramic hob and extractor fan.

**Back Hall** 1.94m x 1.39m (6'4" x 4'7"): Glazed tiled flooring.

**Downstairs Toilet** 1.48m x 1.42m (4'10" x 4'8"): Wc and whb with tiled splash back.

## UPSTAIRS

**Primary Bedroom** 3.57m x 3.47m (11'9" x 11'5"): Carpet flooring. **Ensuite Shower Room** 2.57m x 0.99m (8'5" x 3'3"): Vinyl flooring, wc and whb with tiled splash back, fully tiled shower cubicle with Triton T90si shower unit.

**Bedroom** 2.66m x 2.37m (8'9" x 7'9"): Carpet flooring.

**Bedroom** 3.42m x 2.97m (11'3" x 9'9"): Carpet flooring.

**Bathroom** 2.31m x 2.27m (7'7" x 7'5"): Vinyl flooring, wc and whb with tiled splash back, bath with tiled splash back and built in vanity unit.

## Directions

Insert F92 R253 into google maps on your smart 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/property.ie](http://propertypal.com/property.ie)

## Included in sale

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

## BER

C1, BER No. 118645928

## Defective Block Survey

A survey has been completed with satisfactory results.







Ground Floor



First Floor



#### NEGOTIATOR

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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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