

# For Sale

Asking Price: €375,000



VACANT PROPERTY REFURBISHMENT GRANT AVAILABLE

Killult, Falcarragh,  
Co Donegal, F92 V623

BER C2

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





A meticulously crafted, detached home offering five bedrooms and four bathrooms, showcasing contemporary design and top-of-the-line finishes throughout. Built in 2004 and recently modernised / completed internally to superior standards, this expansive property delivers approximately 227 sq m (2,443 sq ft) of luxurious living space, ideally suited for families seeking contemporary comfort. Nestled on a generous 0.18 Ha (0.44 Acres) site, the property offers a sense of serenity while remaining conveniently located just a 3-minute drive from Falcarragh's town centre.

#### Key features:

- Modern Detached Design: Boasting a sleek and stylish ambience, the home embodies contemporary living.
- Five Bedrooms and Four Bathrooms: Ample space and luxurious bathing facilities accommodate the needs of modern families.
- High-Quality Finishes: Meticulously selected finishes exude sophistication and durability.
- Generous Living Space: Approximately 227 sq m (2,443 sq ft) offers ample room for living, entertaining, and relaxation.
- Convenient Location: Enjoy the peacefulness of Killult while remaining close to Falcarragh's amenities and superb beaches.

**VACANT HOME REFURBISHMENT GRANT:** A grant of up to €50,000 for houses which have been vacant in excess of two years will likely be available for the new owner occupiers.

**Additional Photographs and Video:** Additional photos, floorplans and walk through video of this property are available on our social media channels and websites. [daft.ie](https://www.daft.ie) / [myhome.ie](https://www.myhome.ie) / [property.com](https://www.property.com) / [property.ie](https://www.property.ie)

**BER C2, BER No. 117022210.**



## Accommodation

### Ground Floor

**Vestibule Porch** 3.77m x 1.31m (12'4" x 4'4") Large porcelain style tiled flooring.

**Inner Hall** 3.95m x 3.24m (13' x 10'8") Laminate flooring incorporating stairs to first floor. Glass panel doors from vestibule porch to inner hall. Recessed ceiling lighting.

**Sitting Room** 6.05m x 4.02m (19'10" x 13'2") Stone effect fireplace with marble insert and hearth. Wired for TV. Double aspect room with distance water views.

**Kitchen** 4.36m x 4.15m (14'4" x 13'7") Laminate timber flooring. Newly installed modern kitchen, stainless steel sink unit with drainer. Extractor fan. Recessed ceiling lighting.

**Dining Room** 4.16m x 4.06m (13'8" x 13'4") Laminate flooring. Patio doors to rear garden.

**Utility Room** 3.66m x 2.36m (12' x 7'9") Tiled flooring, door to rear garden. Plumbed for washing machine and tumble dryer.

**WC and WHB** 1.88m x 1.56m (6'2" x 5'1") WC and WHB with tiled splash back and shaver light.

**Bedroom** 4.05m x 3.89m (13'3" x 12'9") plus 1.97m x 1.73m (6'6" x 5'8") Laminate flooring. Dual aspect bedroom. **En-Ensuite Shower Room** 1.97m x 1.59m (6'6" x 5'3") WC and WHB with tiled splashback, ¾ tiled shower cubicle. Tiled flooring. External window.

### First Floor

**Primary Bedroom** 4.06m x 3.29m (13'4" x 10'10") Carpet flooring. **En-Suite Shower Room** 2.31m x 1.78m (7'7" x 5'10") Tiled floor, ¾ tiled shower cubicle with WC and WHB with tiled splash back. **Walk in Wardrobe** 2.31m x 1.21m (7'7" x 4') Carpet flooring.

**Bedroom** 5.01m x 4.08m (16'5" x 13'5") plus 1.26m x 0.65m (4'2" x 2'2") Carpet flooring, dual aspect bedroom with dormer window. Access to eaves storage space.

**Bathroom** 3.50m x 2.55m (11'6" x 8'4") ¾ tiled shower cubicle with electric Mira Elite SE shower unit, WC, WHB with tiled splash back on a two drawer pedestal storage unit. Bath with shower head and tiled splash back. Tiled flooring.

**Bedroom** 3.57m x 2.84m (11'9" x 9'4") plus 2.46m x 0.88m (8'1" x 2'11") Carpet flooring.

**Bedroom** 3.72m x 3.47m (12'2" x 11'5") Carpet flooring. **En-Suite Shower Room** 1.87m x 1.38m (6'2" x 4'6") plus 0.90m x 0.44m (2'11" x 1'5") WC and WHB with tiled splash back. ¾ tiled shower cubicle. Tiled flooring.

### Outside

**External Boiler Room** 1.48m x 1.47m (4'10" x 4'10")







### Directions

Insert F92 V623 into google maps on your mobile phone and the map will take you directly to the property.



### 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.

**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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