

For Sale

Asking Price: €375,000



Drumdoit, Castlefin,
Co Donegal, F93 N6P8



Superb 6-Bedroom Energy-Efficient Home on a Generous Site with Garage and Countryside Views – Convenient to Castlefin & Northern Ireland

Set in a peaceful countryside setting just minutes from Castlefin and the Northern Ireland border, this impressive detached bungalow offers spacious, flexible accommodation extending to approximately 261 sq m (2,809 sq ft) over two floors. Beautifully maintained and finished to a high standard throughout, this home is ideal for first-time buyers, growing families, or those seeking to trade up or down to a more comfortable, energy-efficient lifestyle.

The property boasts six well-proportioned bedrooms, including four on the ground floor and two generously sized attic bedrooms, along with three versatile reception rooms. A standout feature is the bright and inviting sunroom with a feature stove fireplace—perfect for relaxing and entertaining while enjoying garden views.

Internally, the home is finished with timber and laminate flooring, recessed spot lighting, marble fireplace surrounds, and stylish bathroom tiling. The kitchen/dining area is both practical and stylish, featuring integrated appliances, tiled splashbacks, and a range-style cooker.

Notably, the property achieves a strong **BER B3** rating thanks to its **dual heating system**, comprising a *Grant Vortex oil boiler* and a powerful *30kW fan-assisted Biomass boiler* with a 500-litre insulated buffer tank—ensuring year-round comfort and excellent energy efficiency.

Outside, the fully enclosed flat garden is ideal for children, football enthusiasts, or trampolining fans, while the **large detached garage** provides ample space for storage, hobbies, or workshop projects. The property is **not overlooked** and enjoys unspoiled countryside views, offering complete privacy and tranquillity. This home is ideally situated close to local amenities in Castlefin, with schools, shops, sports facilities, and services within easy reach. The nearby towns of Lifford and Strabane, as well as excellent cross-border links to Northern Ireland, are all within a short drive.



Accommodation

Entrance Hall 4.95m x 2.89m (16'3" x 9'6"): Timber flooring, stairs to upstairs.

Sitting Room 5.06m x 4.87m (16'7" x 16') plus bay window. Timber flooring. Marble fireplace with stove insert and hearth. Ceiling rose and ceiling corning. Wood burning stove in the sitting room. Triple aspect room.

Kitchen / Dining Room 5.08m x 4.55m (16'8" x 14'11") plus 3.25m x 1.28m (10'8" x 4'2"): Tiled flooring. Wall and base kitchen units with tiling in between. Cookmaster electric range style oven with a five burner gas hob. Integrated Bosch dishwasher and a Hotpoint freestanding fridge, stainless steel sink unit with a bowl and a half sink. Recessed ceiling spotlights.

Sun Room 4.16m x 3.76m (13'8" x 12'4"): Timber flooring, recessed ceiling spotlights. Feature Log burning stove. Patio doors to outside.

Utility room 2.45 x 2.14m (2.45 x 7'): plumbed for washing machine and dryer. Wall and base units with tiling in between. Single bowl stainless steel sink unit. **Hotpress** 1.58m x 1.18m (5'2" x 3'10"): Built in shelving. **Wc and whb** 2.08m x 1.17m (6'10" x 3'10"): half tiled walls and tiled floor.

Bathroom 3.24m x 2.66m (10'8" x 8'9"): Fully tiled walls and floor, bath with separate mains shower, wc and whb on vanity unit with recessed mirror. Towel radiator.

Bedroom 3.57m x 3.27m (11'9" x 10'9"): Built-in wardrobes, timber flooring.

Bedroom 4.10m x 3.65m (13'5" x 12'): Timber flooring.

Bedroom 4.12m x 3.65m (13'6" x 12'): Timber flooring. **Ensuite** 2.34m x 1.18m (7'8" x 3'10"): Tiled flooring, 3/4 tiled walls, wc and whb, Meter tray shower enclosure with ¾ tiled walls and a Triton T80 XR electric shower unit.

Bedroom 3.59m x 3.26m (11'9" x 10'8"): Timber flooring. Hanging rails and built-in shelving

UPSTAIRS

Bedroom 5.79m x 4.56m (19' x 15') plus 2.22m x 1.44m (7'3" x 4'9"): Access to eaves storage, two skylights, feature wall fireplace, laminate timber flooring.

Storage cupboard 2.07m x 1.33m (6'9" x 4'4"): fitted with shelving and hanging rails, radiator. **Shower Room**, 2.41m x 2.17m (7'11" x 7'1"): wc and whb with tiled splashback, ¾ tiled shower cubicle with mains shower unit.

Bedroom 4.56m x 3.23m (15' x 10'7") plus 2.24m x 1.64m (7'4" x 5'5"): Timber flooring, access to eaves storage, sky light, gable wall window.

Detached Garage 7.53m x 4.55m (24'8" x 14'11"): Electric garage door. Plus **Wood Shed** 7.50m x 3.00m (24'7" x 9'10")

DEFECTIVE BLOCK SURVEY: A survey has been completed with satisfactory results.





Additional Photographs and Video: Additional photos and walk through video of this property are available on our social media channels and websites. raineyproperty.ie / daft.ie / myhome.ie / propertypal.com/property.ie

Included in sale The sale includes all existing light fittings, blinds and curtain poles, together with integrated and built in electrical appliances and freestanding fridge in the kitchen. **All curtains are specifically excluded.**

BER B3, BER No. 105319800

Special Features & Services

- PVC double glazed windows throughout and pine doors and architraves internally.
- Gardens laid in lawn to front and rear.
- Septic tank and mains water.
- Enclosed with timber fence.
- Colorful shrubs and plants, outside wired lighting

Directions Insert F93 N6P8 into google maps on your smart 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. 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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