

For Sale

Asking Price: €320,000

RAINEY
ESTATE AGENTS



"The Firgrove", Pound Street,
Stranorlar, Co Donegal, F93 D9N3



"The Firgrove" is set on a mature and private site comprising 0.19Ha (0.47 Acres) approximately, offering both privacy and potential for further development, subject to planning permission. This architecturally designed **1980's detached bungalow** offers an exciting opportunity for buyers seeking a home, to make their own. Extending to approx. 131 sq m (1,410 sq ft), the property combines generous living space with fantastic potential—whether you're a first-time buyer, downsizer, investor or developer.

Located just off the N15 the property enjoys a highly convenient setting next to Stranorlar Primary Health Care Centre and within walking distance of Finn Valley Athletic Centre and Swimming Pool, local golf club, Kee's Hotel and all the amenities of Main Street. Excellent local services, including doctors, pharmacy, shops, schools, restaurants, takeaways, licensed premises, are all within easy reach.

While the home is in need of modernisation, it presents a blank canvas for renovation with scope for expansion. Space has already been reserved for a staircase, and we are advised the attic is suitable for conversion to additional bedrooms—subject to planning permission. Importantly, this property should qualify for the **Vacant Property Refurbishment Grant**, as it has been unoccupied for more than two years—offering potential financial support to eligible purchasers.

Accommodation Includes: Entrance hall, cloakroom, sitting room, sun room, dining room, kitchen/dining area, utility room, three bedrooms including one with an ensuite wet room, and main bathroom. Oil fired central heating, double glazed windows throughout, mains water and septic tank within the boundary.

With space, setting, and grant support, this is a rare opportunity to transform a well-located bungalow into a warm and stylish home in the heart of Stranorlar.



Accommodation

Kitchen 4.25m x 3.28m (13'11" x 10'9") **plus** 1.93m x 1.10m (6'4" x 3'7"): Fully fitted wall and base kitchen units. Electric four burner hob and electric Zanussi oven and grill, freestanding LG fridge freezer. Bowl and half sink and drainer. Vinyl floor covering.

Back hall 2.42 x 1.27m (2.42 x 4'2"): Vinyl floor covering. Door to rear garden. Attic door.

Sitting Room 4.29m x 3.17m (14'1" x 10'5") **plus bay window** 2.10m x 0.5m (6'11" x 1'8"): Carpet flooring in Sitting Area.

Dining Room 3.63m x 3.12m (11'11" x 10'3"): View of front garden. Carpet Flooring.

Sun Room 4.71m x 2.48m (15'5" x 8'2")*: Door to front garden, glazed on three sides. Tiled flooring.

Storage cupboard 0.74m x 0.50m (2'5" x 1'8"): with shelving

Cloak Closet 1.00m x 1.18m (3'3" x 3'10")*

Primary Bedroom 3 3.40m x 3.24m (11'2" x 10'8"): Newly installed laminate flooring. **Ensuite Wet room** 3.20m x 1.78m (10'6" x 5'10"): Fully tiled walls and floor, electric T90xr shower unit, wc and whb, shavers light.

Bedroom 2.70m x 2.60m (8'10" x 8'6") **plus** 2.83m x 1.24m (9'3" x 4'1")* Laminate timber flooring.

Bathroom 2.38m x 1.95m (7'10" x 6'5"): Fully tiled walls and floor, bath with overhead electric Triton T80i shower unit, wc and whb, shavers light

Bedroom 3.64m x 3.48m (11'11" x 11'5"): Newly installed laminate flooring.

Garden/Outside

The entire property stands on 0.19ha (0.47 acres) and is accessed off the main road via a shared driveway. There is potential to extend/ develop the site, subject to planning permission. Outside, there is a detached garage with car port for covered parking / additional storage.

Included in sale

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

Directions

Insert F93D9N3 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 / daft.ie / myhome.ie / propertypal.com / property.ie

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*widest point





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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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