

# For Sale

Asking Price: €95,000



Pump Street, Carrigans,  
Co Donegal, F93 PF34





### ***Charming 3-Bedroom Cottage with Large Sheds & Development Potential - Carrigans, Co. Donegal***

Located on Pump Street in the picturesque border town of Carrigans, this pre-1963 end of terrace stone-built cottage offers character, space, and opportunity in equal measure.

Inside, the home comprises three bedrooms, one bathroom, a cosy living area, and a functional kitchen - providing a comfortable base that can be enjoyed as-is or updated to suit modern tastes.

To the rear, you'll find two large sheds and a generous back garden, offering excellent development potential (subject to planning) or ideal workspace/storage for those running a business from home.



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

- 3-bedroom, 1-bathroom stone-built cottage
- Built pre-1963 - full of charm and character
- Two substantial sheds to the rear.
- Large back garden with development potential (STPP)
- Convenient location: minutes from the Donegal/Derry border, approx.
- Perfect for first-time buyers, investors, or those requiring large workspace/shed facilities



## Accommodation

**Entrance Porch** 1.00m x 0.97m (3'3" x 3'2"): Laminated timber flooring.

**Sitting Room / Dining Room** 3.37m x 3.28m (11'1" x 10'9"): plus 2.17m x 1.09m (7'1" x 3'7"): Laminated timber flooring, open fireplace with mahogany mantle, tiled insert and hearth. Dual aspect room.

**Bedroom** 2.89m x 2.65m (9'6" x 8'8"): incorporating hotpress, carpet flooring.

**Kitchen** 4.18m x 1.65m (13'9" x 5'5"): Wall and base kitchen units, stainless steel unit and drainer, tiled floor, plumbed for washing machine, freestanding Simfer electric oven and four burner gas hob, freestanding Indesit fridge freezer, freestanding Beko washing machine.

**Shower Room** 1.97m x 1.77m (6'6" x 5'10"): tiled floor, wc and whb with tiled splashback, fully tiled shower cubicle with Mira Elite SE electric shower unit.

## UPSTAIRS

**Bedroom** 3.39m x 3.32m (11'1" x 10'11")\*: Carpet flooring, Skylight

**Bedroom** 3.47m x 1.97m (11'5" x 6'6")\*: Carpet flooring, Skylight

## OUTSIDE TO REAR

**Shed 1** 5.17m x 3.17m (17' x 10'5"):

**Shed 2** 4.54m x 3.74m (14'11" x 12'3"):

\*Measured to the widest Point

## Included in sale

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

**BER** BER G. BER No. 118656578

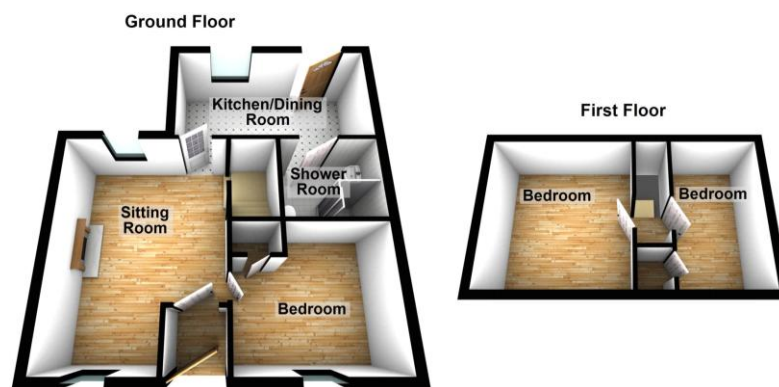
## Directions

Insert F93 PF34 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](http://propertypal.com) / [property.ie](http://property.ie)







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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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