



5 Harbour View

Fahan, Co Donegal, F93 W893

Asking Price: €575,000



PASSED ALL CURRENT MICA TEST PROCEDURES



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The property has been tested for MICA and has passed all current procedures.

The home is approached through a light filled entrance hall, tiled with cream ceramic tiles which continue on into the inner hall, sitting room, living room and kitchen / dining room. Solid oak doors, architraves and skirting throughout with a feature open tread oak staircase and glazed side panels. The kitchen features a maple kitchen with floor and wall mounted units and built in electrical appliances. Directly off the kitchen is a utility room with maple units plus stainless steel sink unit. Adjacent to the kitchen / dining is the dining / living room with feature raised fireplace and steps down to a formal sitting room. All reception rooms take full advantage of the stunning views of Lough Swilly Marina, Inch Island, Lisfannon beach and Lough Swilly. Each room has access to the front garden.

The oak staircase accesses the bedroom accommodation including primary bedroom incorporating ensuite bathroom, built-in sliding wardrobes and access onto a private balcony boasting water views. There are three additional bedrooms, all with built in sliding wardrobes and one with ensuite shower room. Further accommodation includes a family bathroom with ceramic tiled flooring and walls, bath, wc and whb.



Distances

- Letterkenny 36 KM
- Buncrana 7 KM
- Derry City 21 KM
- City of Derry Airport 28 KM
- Belfast City 133 KM
- Dublin City 254 KM

Special Features

- Stunning setting with spectacular water views.
- Light filled reception rooms and bedrooms.
- Ready for immediate occupation.
- Oil Fired Central Heating.
- Integral garage.
- Gardens laid in lawn and planted with mature shrubs.



LOCATION

Fahan village is located within a short distance and is ideally positioned to enjoy the wonderful natural amenities in the immediate vicinity including, The Red Door Restaurant, Railway Tavern Firebox Grill, glorious sandy beaches, boating, fishing, Lough Swilly Marina, Lisfannon Beach, North West 18 Hole Golf Club and Buncrana Golf Club. The substantial amenities and facilities of Buncrana and Derry City are within a 5 / 20 minute drive. Derry City Airport is within 30km approximately.



ACCOMMODATION

Ground Floor

Entrance Hall 5.42m x 1.65m (17'9" x 5'5") Glazed tile flooring - front and back entrance. Hardwood door. Alarm system installed. Cloak hooks. Door to garage.

Inner Hall 12.34m x 2.60m (40'6" x 8'6") Glazed tile flooring. Oak staircase to first floor with glazed side panels and oak handrail.

Sitting Room 6.20m x 5.46m (20'4" x 17'11") Glazed tile flooring. Triple aspect room with stunning views overlooking Lough Swilly towards Rathmullan, Inch Island and Bunrana. Patio door to garden. Raised open fireplace. Steps to dining room / living room.

Dining Room / Living Room 5.24m x 4.39m (17'2" x 14'5") Glazed tile flooring. Patio door. Superb views overlooking the Marina and Lough Swilly. Feature raised fireplace. Door through to the kitchen / dining area.

Kitchen 6.32m x 4.39m (20'9" x 14'5") plus 3.17m x 1.58m (10'5" x 5'2") Glazed tile flooring. Patio door to front garden. Wall and base solid maple kitchen units base and quartz worktop. Stainless steel sink with bowl and a half drainer. Breakfast island and AEG gas cooker. Freestanding Bosch fridge freezer. Whirlpool dishwasher.

Utility Room 3.24m x 2.58m (10'8" x 8'6") Plumbed for washing machine and tumble dryer. Maple wall and base units with quartz worktop. Half tiled walls. Door to rear garden.

Downstairs Shower Room 2.59m x 1.97m (8'6" x 6'6") Fully tiled walls and floor. Triton T90si shower unit. WC and WHB, shaver socket.



First Floor

Landing 8.38m x 2.59m (27'6" x 8'6") Large picture window overlooking the back garden. Feature open thread oak staircase, bison slab floors with carpet flooring.

Hotpress 1.15m x 2.63m Fully shelved. Immersion heater.

Primary Bedroom 7.90m x 4.30m (25'11" x 14'1") Built in wardrobes. Carpet flooring. Patio door to external veranda. Stunning views over the beach, Marina and towards Inch Island and Inch Valley. **En-Suite Bathroom** 2.57m x 2.18m (8'5" x 7'2") Bath with shower overhead, WC and WHB and shaver socket.

Bedroom 2 5.24m x 4.32m (17'2" x 14'2") Built-in sliding wardrobes. Carpet flooring. Views overlooking Lough Swilly.

Bathroom 2.79m x 2.58m (9'2" x 8'6") Fully tiled walls and floor. Bath with shower unit over, wc and whb.

Bedroom 3 4.30m x 2.98m (14'1" x 9'9") Built-in sliding wardrobes. Carpet flooring. Stunning views overlooking the Marina and Lough Swilly.

Bedroom 4 4.31m x 2.98m (14'2" x 9'9") Built-in sliding wardrobes. Carpet flooring. Views overlooking Lough Swilly.

Bathroom 2.75m x 2.57m (9' x 8'5") Bath, separate shower, fully tiled walls and floor.





GARDEN

Large veranda area off the primary bedroom with stunning views over Inch island and Inch causeway and views towards Rathmullan. There is a garden laid in lawn to the front of the house with parking for multiple vehicles.

DIRECTIONS

Insert F93 W893 into google maps on your mobile phone and the map will take you directly to the property.

VIEWINGS

Please contact us to make an appointment. Our office is open Monday to Friday 9 am to 5:30 pm. Viewings outside of these hours and Saturdays by appointment.

BER BER C1, BER No. 117162909

DELETERIOUS MATERIALS SURVEY

A favourable deleterious / MICA survey has been completed and signed off by a professional engineer.

ADDITIONAL PHOTOGRAPHS AND VIDEO

Additional photos and walkthrough video of this property are available on our social media channels and websites.

INCLUDED IN THE SALE

The sale includes all existing floor coverings, blinds, light fittings together with integrated, built-in electrical appliances as mentioned in the brochure.

SOLICITOR Mr Joseph Davies, CS Kelly & Company Solicitors
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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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