

SCHILLER & SCHILLER

LICENSED AUCTIONEERS & SOLE AGENTS

ARDTARMON CASTLE, BALLINFULL, CO. SLIGO, F91KW88, Ireland

TEL/FAX 00353-71-9163284

email info@irishproperties.com

WEB: www.irishproperties.com



No. 202 Exclusive Seaside property overlooking Ballinreavy Strand at
Sandfield, Ardara, Co. Donegal

(202ZR-DL) approx.. 0.20hectare, ½ acre

Price Guide: € 250.000



KEY FACTORS:

Spacious open plan residence with wonderful sea/beach and mountains views

Excellent decorative order throughout, well presented

Situated at end of cul-de-sac with great privacy

South Elevation with sun all day

Outhouse includes Garage, approx. ½ acre of landscaped gardens

Within 30 minutes to Carrickfin airport and Dungloe with daily connection flights

Located 10 minutes drive to Ardara and Portnoo

Priced to sell

Description:

A great opportunity to acquire a ready to go property in one of Co. Donegals most beautiful and scenic area. Located minutes off the Wild Atlantic Way this property was built to great standard by a surgeon as his retirement summer home. It is compact yet very spacious with open plan dining/kitchen area and connection living room.

The spacious floorplan offers:

| | | |
|--|---------------------------------------|---------|
| Entrance Porch, tiled floor | 2.2m x 2.5m | 5.50m2 |
| Hallways | 1.7m x 2m & 5.8m x 1.7m, timber floor | 13.26m2 |
| Guest bedroom with built in wardrobe, timber floor | 2.6m x 4m | 10.40m2 |
| Main Bathroom, tiles floor to ceiling, | 2.5m x 1.7m | 4.25m2 |
| Master Bedroom with large en-suite, timber floor, | 4m x 4.3m | 17.20m2 |

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VAT ID No IE7435134J

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| | |
|---|-----------------|
| En-suite, with shower tray and tub, double basin, 2.6m x 3.1m | 8.06m2 |
| Kitchen/Dining room with breakfast bar, open fireplace, patio doors | |
| Timber flooring in dining area, tiles in kitchen | |
| and double doors to living room, 4.5m x 7.85m | 35.33m2 |
| Living room with open fireplace, timber floor, 4.65m x 4.5m | 20.93m2 |
| Utility with external door, tiled floor, 2.5m x 3.25m | 8.13m2 |
| Total | 123.06m2 |

Outhouse:

Garage

Grounds:

½ acre located at end of private cul-de-sac, landscaped, south-facing, views to Ballinreavy Strand (only a stone's throw to beach) and mountain range Slievetooley, Crockuna and Croaghavely in the distance.

Location.

Scenic area on the Wild Atlantic Way, Ardara village 5 minutes, beautiful Mahera Strand within 15 minutes.

Price Guide: € 250.000

Eircode: F94E127

Folio: DL 36346F

BER No: 111494217

Viewing by appointment with sole selling agents

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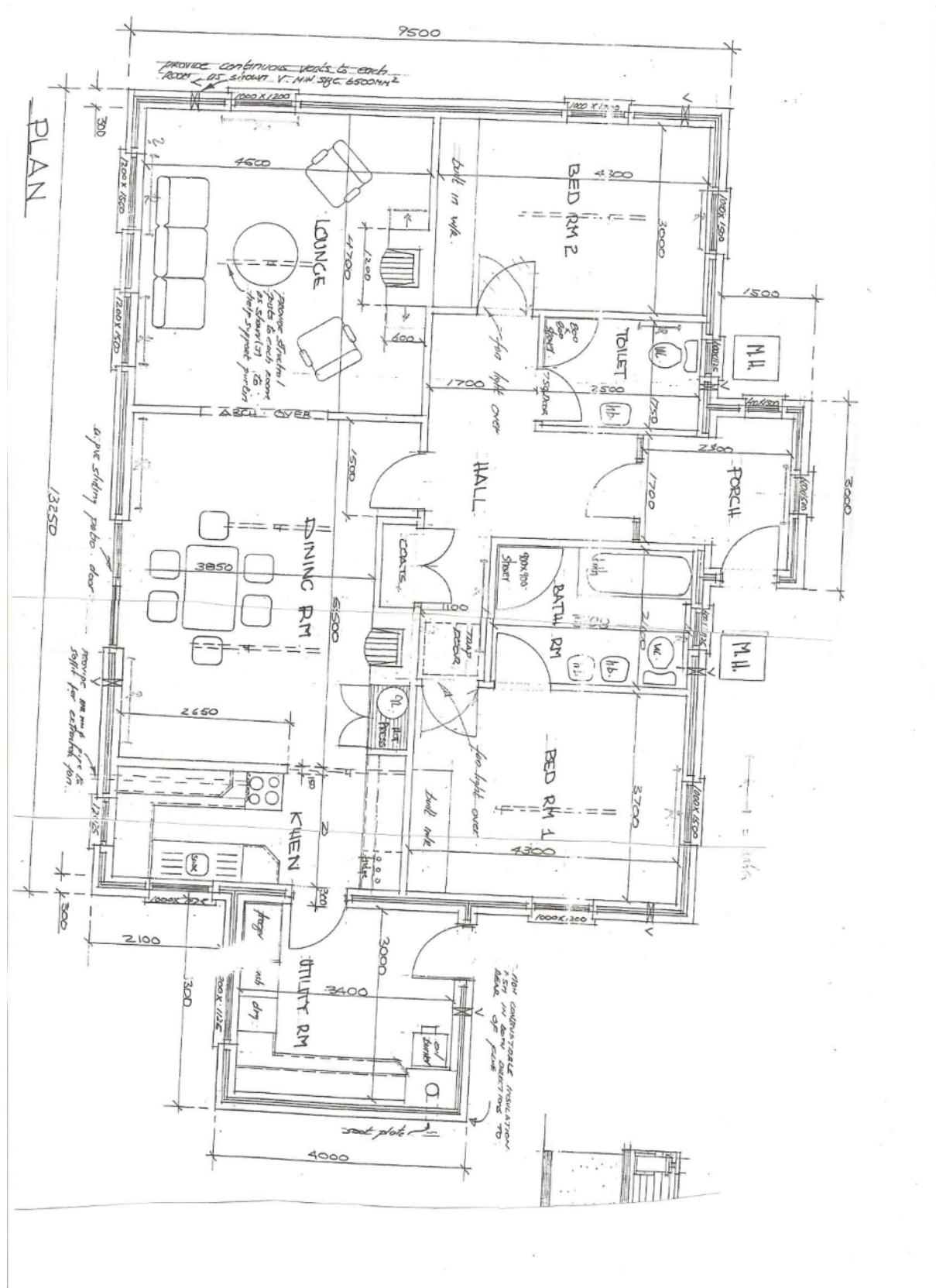
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