

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



Charming Restored Country style property near the Beach at Rossbeg, Co. Donegal

306FT-PO

approx..1/3 acre

Price Guide: € 495.000



Key Factors:

Turn Key property, fully restored and furnished

Charming two storey residence with extension, total of 5/6 well proportioned Bedrooms

High finishes throughout include efficient central geothermal heating

Cosy, warm and welcoming residence

Close to wonderful beaches, pier, golf course and Portnoo and Glenties village

Situated at Mullyvea, Rossbeg, Co. Donegal, F94K0Y3

Description:

This charming two storey residence is located just off the coast at Rossbeg, near Portnoo in the beautiful Co. Donegal.

The property has been lovingly and extended in keeping with the original character of a country home. It is in turn key condition and comes fully furnished. It has been a very successful home on the holiday rentals market.

The grounds feature ample car parking with some mature trees. There is a large boiler room and stone outhouse/shed.

Internally the property offers a spacious lay-out with two large reception rooms for entertaining , a third room which could function as an office/study or an optional sixth bedroom open plan kitchen-diner with split level to living room. A large porch, utility, bathroom and conservatory complete the ground floor.

A Stove and open fire invite for many cosy evenings to unwind after exploring the scenic area.

Upstairs offers additional 5 well proportioned bedrooms, (of which 1 with WC, 2 with open fires) and a principal bathroom.

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The property is situated at Mullyvea, Rossbeg just a few minutes to beautiful beaches, a pier, Golf Course, Portnoo village. Glenties and Ardara are within a 15 minute car drive. Carrickfinn Airport with national and international flights is just over ½ hour drive away.

The inviting floorplan offers:

Entrance Porch	1.55m x 3.18m	4.93m ²
Family reception room with stairway, cosy fireplace with wood burning stove, split level to kitchen-diner	4.14m x 4.37m	18.10m ²
Sitting room with open fireplace, sun lounge with patio doors to garden,	3.70m x 6.25m	23.13m ²
Kitchen-diner	3.70m x 5.75m	20.35m ²
Hallway,	0.85m x 2.20m	1.87m ²
Utility,	1.30m x 2.00m	2.60m ²
Conservatory	1.75m x 4.10m	7.18m ²
Office/study or 6 th bedroom (on ground level)	3.45m x 3.90m	13.46m ²
Boiler Room	1.80m x 2.00m	3.60m ²
Upper Level		
Landing	4.16m x 1.90m	7.91m ²
Bedroom No.1 Large double bed (Super King 1.80m wide)	4.00m x 4.12m	16.48m ²
Bedroom No.2	3.16m x 3.65m Double bed 9 1.50m wide)	
+WC	1.00m x 2.28m	13.82m ²
Bedroom No.3	3.78m x 2.77m Small double/large single bed (1.20m wide)	10.47m ²
Bedroom No.4	2.72m x 3.70m Twin Single Beds (both 90cm wide)	10.07m ²
Bedroom No. 5	Single bed (90cm wide) 2.48m x 3.30m	8.19m ²
Bathroom	2.50m x 2.20m	5.50m ²
Hallways,	5m x 0.78m + 1.00m x 2.40m	6.30m ²

Total **173.96m²**

Outhouse:

2.20m x 4.30m 9.46m²

Grounds,

Approx 1/3 acre with some mature trees, driveway and lawn, low maintenance.

BER: C

BER No. 119681963

Folio: DL 41087

Eircode: F94KOY3

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Viewing by appointment with sole selling agents

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