

For Sale

Asking Price: €350,000



"Trumroe House", Lifford Road,
Raphoe, Co Donegal, F93 XD43



Situated in the heritage town of Raphoe, this charming detached dormer bungalow offers a comfortable and homely living experience. Boasting a spacious 188 sq m (2,024 sq ft) approximately of living space, the property features 5 bedrooms, 4 reception rooms, and 2 bathrooms, providing ample room for a growing family or those who love to entertain. Located within walking distance of local amenities and facilities including The Diamond and the Royal & Prior Secondary School. Raphoe Castle, dating back to 1630 is visible from the back garden, which is a lovely picturesque backdrop.

Special Features & Services

- Town location.
- Oil fired central heating
- PVC windows and doors
- Mature private site extending to 0.11 Ha (0.27 acres) approximately.

Included in sale

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

BER C3, BER No. 118442003

Garden/Outside

A lovely mature garden with planted beds and feature archway in the front garden. There is a large rear garden which enjoys picturesque views of Raphoe Castle.

Directions

Insert F93 XD43 into google maps on your mobile phone and the map will take you directly to the property.



Accommodation

Entrance Porch 2.94m x 1.61m (9'8" x 5'3"): Laminate timber flooring. Door to understairs storage.

Living / Kitchen / Dining Room

Living Area 3.60m x 3.32m (11'10" x 10'11"): Solid timber floors.

Kitchen / Dining Area 4.08m x 4.01m (13'5" x 13'2"): Tiled floor. Wall and base kitchen units, stainless steel bowl and a half sink with drainer. Integrated Bosch dishwasher. Dedietch four burner ceramic hob, oven, grill and extractor hood. Incorporates storage press.

Utility Room 4.06m x 2.31m (13'4" x 7'7"): Plumbed for washing machine and condenser dryer. Base units with stainless steel sink unit and drainer. Tiled flooring.

Sitting Room 4.84m x 3.66m (15'11" x 12'): **Plus** 2.28m x 2.00 (7'6" x 2'00): *widest point

Sun Room 3.40m x 3.19m (11'2" x 10'6"): Tiled flooring, patio doors to external patio area.

Ground Floor Bedroom 3.52 x 2.87m (3'52 x 9'5"): Dual aspect room, Laminate flooring.

Shower room 1.77m x 1.72m (5'10" x 5'8"): Fully tiled with Triton Aspirante electric shower, wc and whb. Ceiling spotlights. Towel radiator.

Upstairs

Bedroom 4.04m x 3.48m (13'3" x 11'5"): Solid timber flooring.

Landing 4.57m x 2.14m (15' x 7')

Bathroom 2.14m x 1.71m (7' x 5'7"): Recently refurbished with laminate flooring, modern sanitary ware and fittings plus partially tiled walls.

Bedroom 3.55m x 3.24m (11'8" x 10'8"): Laminate timber flooring. Access to eaves storage.

Bedroom 4.40m x 3.80m (14'5" x 12'6"): incorporates hotpress. Laminate flooring. Two skylights in ceiling.

Inner Hallway 4.48m x 0.88m (14'8" x 2'11"): **Plus** 0.85 x 0.83: Laminate flooring.

Bedroom 4.89m x 4.06m (16'1" x 13'4"): Carpet flooring. Ceiling spotlights. Access to eaves storage.

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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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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