

# For Sale

Asking Price: €210,000



"Riverside House", Gortahork,  
Co Donegal, F92 P966



“Riverside House” is a spacious and well-presented three/four-bedroom detached residence extending to approximately 130 sq m (1,399 sq ft), ideally located within walking distance of Gortahork Village and its full range of local amenities and services.

This attractive two-storey home has recently undergone refurbishment, including the installation of new laminate timber flooring and upgraded PVC double-glazed windows and doors. Offering versatile accommodation, the property is well suited as a starter home or an appealing investment opportunity.

#### Special Features & Services

- Decorative stone driveway with parking for multiple vehicles.
- Newly installed timber fencing surrounds the property.
- To the rear there is a small rear yard laid out in decorative stone.
- Oil fired central heating.
- Fireplace in both reception rooms.

#### Included in sale

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

#### Vacant Homes Refurbishment Grant

Availability of the grant is likely to coincide with the completion of the sale.

BER BER D1, BER No. 115037103



## Accommodation

**Entrance Hall** 3.26m x 2.71m (10'8" x 8'11"): **Plus** 3.18m x 1.79m (10'5" x 5'10"): Laminate timber flooring.

**Sitting Room** 3.54m x 3.44m (11'7" x 11'3"): Open fireplace. Laminate timber flooring. Dual aspect room.

**Living / Dining Space** 3.58m x 3.28m (11'9" x 10'9"): Open fireplace. Newly installed laminate timber flooring, dual aspect room.

**Kitchen / Dining Room** 4.50m x 2.40m (14'9" x 7'10"): Hotpress. Newly installed laminate timber flooring. Wall and base kitchen units with stainless steel sink unit and drainer. Built in Logik electric oven and Logik four burner ceramic hob and extractor fan. Logik washing machine.

## UPSTAIRS

**Open plan room** 6.42m x 3.79m (21'1" x 12'5") **Plus** 2.75m x 0.62m (9' x 2'): could be converted into two bedrooms. Laminate timber flooring.

**Bedroom** 6.46m x 3.58m (21'2" x 11'9"): Laminate timber flooring.

**Bedroom** 2.85m x 2.54m (9'4" x 8'4"): Laminate timber flooring. Built-in wardrobes.

**Bathroom** 2.53m x 1.59m (8'4" x 5'3"): Triton T90sr shower, wc and whb and bath. Fully tiled walls. Laminate timber flooring.

## Directions

For directions, simply enter the Eircode F92 P966 into Google Maps on your smartphone, which will guide 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)

**Outside:** The steps leading to the deck area, overlooking the river, lie outside the property's official boundary, but have been in the sole and uninterrupted use of the current owner since 2009.





#### NEGOTIATOR

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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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