For Sale

Asking Price: €325,000

RAINEY
ESTATE AGENTS



Moyle, Newtowncunningham,
Co Donegal, F93 Y8A0

BER F

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This 1930's home sits well back from the road at the top of a sweeping tarmacadam driveway. It is framed by rhododendrons, apple trees and mature hedging, and its twin bay windows and red hall door look out over the lawns. It is a classic double-fronted family home with real character, 600m from the village of Newtowncunningham and within easy reach of both Letterkenny and Derry.



The period details are still here: high ceilings of 2.74m throughout the ground floor, ceiling cornicing, picture rails, the original tiled porch floor, internal doors and a feature 15-pane glazed inner door. There are three reception rooms in all. The two bay-fronted front rooms are both dual aspect, with solid hardwood floors and open fireplaces. They are bright, generous rooms, filled with morning light from the south-east and well suited to long winter evenings by the fire. The third is the kitchen, which has its oil-fired Stanley range, the heart of the house, and also runs the central heating. It is supported by a separate utility room with pantry style storage and a cold room with a porthole-style window. There is the benefit of a ground-floor wet room with stand out red tiles.



A large arched window at the half landing looks over the rear garden towards open countryside. Upstairs there are four bedrooms, all well proportioned with good ceiling heights. One of them works well as a home office. The first bedroom has a built-in wardrobe that backs onto the separate WC, giving scope to create an en-suite. A family bathroom with floor-to-ceiling storage cupboards and the separate WC complete the first floor. The attic is floored for storage and reached by a Stira-type folding stairs.

Accommodation

Entrance porch 1.50m x 1.07m (4'11" x 3'6"): Original tiled floor. Timber entrance door with clear-glass fanlight above.

Inner hall 4.24m x 1.52m (13'11" x 5'): Solid hardwood floor, picture rail, ceiling cornicing and ceiling rose, feature 15-pane glazed door.

Living room 4.27m x 3.93m (14' x 12'11"): **plus bay window** 3.23m x 0.87m (10'7" x 2'10"): Dual aspect with feature bay window. Solid hardwood floor, ceiling cornicing, picture rail. Open fireplace with back boiler, tiled surround, hearth and tiled mantelpiece.

Dining room 4.23m x 3.93m (13'11" x 12'11"): **plus bay window** 3.18m x 0.74m (10'5" x 2'5"): Dual aspect with feature bay window. Hardwood floor, ceiling cornicing, picture rail. Open fireplace with tiled surround, hearth and mantelpiece.

Kitchen 3.47m x 3.41m (11'5" x 11'2"): **plus** 1.40m x 0.76m (4'7" x 2'6"): Tiled floor, partially tiled walls, fitted wall and base units. Oil-fired Stanley range.

Utility room / pantry 2.87m x 2.24m (9'5" x 7'4"): (incl. pantry storage) Tiled floor, base units, tiled splashback, stainless steel 1.5-bowl sink and drainer. Plumbed for washing machine; Built-in pantry storage. Door to cold room and rear garden.

Cold room 1.32m x 0.94m (4'4" x 3'1"): Feature porthole-style window.

Wet room 3.76m x 1.25m (12'4" x 4'1"): Tiled floor, three-quarter tiled walls, WC, WHB, Mira electric shower.

FIRST FLOOR

Landing 2.31m x 1.80m (7'7" x 5'11"): **and** 2.47m x 2.17m (8'1" x 7'1"). Carpet flooring. Large curved feature window at the half landing overlooking the rear garden. Built-in storage cupboard.

Separate WC 2.81m x 1.28m (9'3" x 4'2"): Laminate flooring, WC and WHB. Window to the side overlooking the side garden.







Accommodation Continued

Bedroom 3.66m x 3.59m (12' x 11'9"): Dual aspect. Carpet flooring, ceiling cornicing, WHB. **Built-in wardrobe with hanging rail and shelving** 1.19m x 0.95m (3'11" x 3'1"): **plus** 0.80m x 0.30m (2'7" x 1'): Wardrobe backs onto the separate WC: potential to create an en-suite.

Bathroom 2.82m x 2.57m (9'3" x 8'5"): incorporating hotpress and storage cupboard. Hardwood flooring, half-tiled walls, bath and WHB.

Bedroom 3.50m x 3.43m (11'6" x 11'3"): **plus** 0.84m x 0.37m (2'9" x 1'3"): To the rear with a window to the side. Carpet flooring, ceiling cornicing, picture rail.

Bedroom 3.94m x 3.65m (12'11" x 12'): Dual aspect. Carpet flooring, ceiling cornicing, picture rail. WHB with tiled splashback.

Bedroom / home office 2.78m x 2.58m (9'1" x 8'6"): Hardwood timber flooring, ceiling cornicing and picture rail.

Attic Storage, accessed via Stira-type folding stairs.

Detached garage Up-and-over door.

Store 1 2.52m x 1.38m (8'3" x 4'6"):

Store 2 1.39m x 1.22m (4'7" x 4'):

Garden/Outside / Additional Field: The property enjoys mature gardens to the front and rear and is situated on a generous plot extending to 0.431 Ha (1.06 Acres). There is an additional adjoining field extending to 0.53 Ha (1.31 Acres) that may also be purchased.

BER: F, BER No. 119932630

Included in / excluded from the sale: The sale includes all existing floor coverings, blinds and light fittings. The electrical appliances are excluded from the sale

Directions: Insert F93 Y8A0 into google maps on your mobile phone and the map will take you directly to the property.

Additional Photographs and Video: Additional photos 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















Special Features & Services

- Double-fronted detached 1930's residence.
- 164 sq m (1,771 sq ft) approx.
- Three reception rooms, including two bay-fronted, dual-aspect rooms with open fireplaces
- High ceilings (2.74m ground floor), cornicing, picture rails, original porch tiles and internal doors.
- Solid hardwood flooring throughout much of the ground floor
- Four bedrooms, one with en-suite potential.
- Family bathroom, separate WC and ground-floor wet room.
- OFCH from the range and back boiler from the living room.
- Kitchen with oil-fired Stanley range, plus separate utility/pantry and cold room
- PVC double-glazed windows throughout
- Sweeping tarmacadam drive and mature private gardens to front and rear
- Detached garage and two outbuildings.
- Adjoining field of approx. 0.53 Ha (1.31 acres) available in addition
- Minutes from Newtowncunningham; approx. 15 minutes to Letterkenny

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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. Rainey Estate Agents for themselves and for the vendors of this property, whose agents they are, give notice that these particulars do not form any part of a contract and are prepared in good faith for guidance purposes only. All measurements are approximate and taken to the widest point. Intending purchasers must satisfy themselves as to the accuracy of details given.*

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