

## Lettermacaward, Co. Donegal Traditional Thatched Cottage



***Guide Price €99,950.00.***

*A Genuine Traditional Thatched Cottage.* Rarely does such a property come onto the open market. With distant views over the Gweebarra River, this property is ideal for those looking for a “*Property with Character*”. With features such as ***Bog Oak Ceiling, Flagstone Floor***, this property also has the mod cons expected today such as Oil Central Heating. Consisting of one Bedroom, Living Room with Open Fireplace, Toilet & Shower, Kitchen and Shed to the rear and sits on approx ½ acre. Shops, Beaches, Pubs and Walks all to hand.

**Ref 928**

## Accommodation:

Living Room	-	4.8m x 3.7m, Open Fireplace, Flag Stone Floor, Open Ceiling with Exposed Bog Oak
Bedroom	-	4.2m x 2.6m, Carpet, Exposed Ceiling with Bog Oak
Kitchen	-	3.7 x 2m, High Ceiling, Fully Fitted with Fridge Freezer, Washing Machine, Tumble Dryer & Dishwasher
Toilet & Shower	-	WC, Wash Hand Basin, Electric Shower, Hotpress

## General:

Large Storage Shed to the rear, Back Boiler from Fireplace which heats both water and radiators, Shops, Pubs, Post Office, Beaches & Walks are all to Hand, Distant Views over the Gweebarra River, Approx. 0.8 acre, Oil Central Heating.

## BER Details

- BER G
- BER No. 104343868
- Energy Performance Indicator 1006.29 kWh/m<sup>2</sup>/yr



**Living Room with Open Fireplace, Flagstone Floor & Exposed Ceiling**



**Living with Open Fireplace and Flagstone Floor**



**Fully Fitted Kitchen**



**View of Gweebarra River**



**View over Local Mountains**



**Bedroom with Exposed Ceiling**



**Dining Area**



**Large Shed to the Rear**



**Front of Cottage**



