



Derryleconnell, Doochary,

F94 EF62

- Immaculate Presentation
- Tastefully Presented Throughout
- Large Decking Area to Rear
- Garage & Workshop
- Ready to Occupy



Price €109,950

Ref 967 – 01

Within minutes drive to Doochary Village, this property comes onto the market as an Ideal Permanent / Holiday Home. This property has been lovingly maintained over the years and has numerous features including Tarmac Drive, Ranch Style Fencing, Garage and Workshop to the rear together with Large Decking Area. Viewing is Highly Recommended and by Strict Appointment with Campbells Auctioneers.

- Workshop – 4.2m x 3.2m
- Garage with Roller Door - 4.7m x 4m
- Tarmac Drive
- Mature Garden
- PVC Windows & Doors
- Oil Fired Central Heating
- Large Decking Area to the Rear
- Large Garden to Front
- Ranch Style Fencing
- Pillared & Gated Entrance



**Entrance Hall 4'7" (1.4m) x 4'3" (1.3m)**

Wooding Floor, Leading to Hallway

**Hallway 11'2" (3.4m) x 4'3" (1.3m)**

Wooden Floor, Feature Radiator Cover

**Living Room 13'9" (4.19m) x 10'6" (3.2m)**

Wooden Floor, Open Feature Marble Fireplace

**Kitchen / Dining 13'1" (3.99m) x 9'10" (3m)**

Fully Fitted, Tiled Floor, Tiled Splash Back Area,

**Master Bedroom 16'5" (5m) x 12'6" (3.81m)**

Ceiling Coving, Wooden Floor, En-Suite

**Master En-Suite 7'3" (2.21m) x 4'3" (1.3m)**

Fully Tiled, WC, WHB, Vanity Unit, Recessed Lights

**Bedroom 2 11'10" (3.61m) x 9'10" (3m)**

Wooden Floor, radiator Cover, Ceiling Coving, Built-in Wardrobe - 1.6m x 1m

**Study 11'10" (3.61m) x 11'6" (3.51m)**

Wooden Floor, Ceiling Coving, Leads to Master Bedroom

**Bathroom 7'11" (2.41m) x 6'7" (2.01m)**

Fully Tiled, WC, WHB, Bath & Shower, Towel Radiator, Recessed Lights

**Utility Room 9'10" (3m) x 8'10" (2.69m)**

Solid Fuel Stove, Tiled Floor, Tiled Walls



TOTAL APPROX. FLOOR AREA 834 SQ.FT. (86.8 SQ.M)  
 Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error or omission, of this agreement. The agent will be responsible for any and should be used to suit for any prospective purchaser. The services, systems and appliances shown on this floor plan are not tested and no guarantee as to their operability or efficiency can be given.  
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11 Main Street, Dungloe, County Donegal  
 Tel: 074 9521020 | Email: info@campbells.ie  
 www.campbells.ie

