

Buchanans Estate Agents
Main Street
Muff
Donegal
F93 H2TH
t: 074 93 00993
email: info@buchanans.ie

The Haw, Churchtown, Carrigans

Starting Bid: €165,000.00



For sale by Buchanans Estate Agents via the [iamsold](https://www.iamsold.ie) Bidding Platform

Please note this property will be offered by online auction (unless sold prior). For auction date and time please visit [iamsold.ie](https://www.iamsold.ie). Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

A tastefully presented five-bedroom detached home offering generous living space with three reception rooms and a detached garage. Set in a peaceful yet highly accessible location, the property is just 5 minutes from Newtowncunningham, 15 minutes from Letterkenny, and only 10 minutes from Derry City - perfect for commuting while enjoying a quieter rural setting.

Combining space, comfort, and convenience, this home is ideally suited for family living, with bright, well-proportioned interiors and ample outdoor space.

Please note:

The concrete blocks used in the construction of the dwelling were tested for deleterious material (Muscovite Mica) in March 2022 and the SEM test returned a Mica level of 11% and was classified by the laboratory as High Risk from a Mica perspective. The laboratory report cautioned that there could be a risk from sulphates.

Following the revelation in 2023 that the primary cause of the damage to concrete blocks was elevated levels of sulphate and that Mica only played a supporting if any role it was decided to carry out further testing of the concrete blocks to obtain levels of sulphate and a second report which included a chemical test (for sulphate levels) found that the sulphate levels were considered safe (Total Sulphur 0.09%) and the laboratory classified the concrete as Negligible Risk from a reactive sulphides perspective.

Test results for deleterious material in the aggregate used in the manufacture of the concrete blocks were as follows:

Report 1 (March 2022): 11% Mica -- Mica Classification: High Risk -- Sulphates (Total Sulphur %): No Chemical test -- Classification: None

Report 2 (April 2025): 13% Mica -- Mica Classification: High Risk -- Sulphates (Total Sulphur %): 0.09% TS -- Classification: Negligible Risk

Prospective buyers are advised to review the full engineer's reports for complete context.

Two engineer's reports are available on request.

FEATURES

Five-bedrooms

Three spacious reception rooms

Large detached garage with electric roller shutter door

Iron entrance gates

Less than 10 minutes by car to Derry City

15 minutes to Letterkenny

Floor area 244 sq.m. approx.

BER B2 / BER No. 115589905

Energy Performance Indicator: kWh/m²/yr

Tested for elevated levels of free muscovite mica – suitable for cash buyers only

GROUND FLOOR ACCOMMODATION

Entrance Hallway: 5.98m x 2.35m

Tile floor and under stairs storage.

Sitting Room: 4.36m x 4.36m

Marble fireplace and carpet floor.

Family Room: 4.37m x 4.32m

Fire insert stove burner with back boiler and marble surround, tiled floor.

Kitchen/Dining Area: 6.53m x 3.76m

High and low level units, Range Master cooker with electric hob and oven, worktop, tiled splash back, food preparation island and tiled floor and splashback.

Sunroom: 3.26m x 3.25m

Tiled floor.

Utility Room: 3.28m x 2.87

Storage cupboards, sink, tiled floor and splash back and hot press.

WC: 2.82m x 1.77m

Wc, whb, tiled floor.

FIRST FLOOR ACCOMMODATION

Master Bedroom: 5.52m x 4.31m

Wall lights, carpet floor.

Ensuite: 2.42m x 1.65m

Shower enclosure, electric shower, wc and whb, tiled floor and walls.

Walk-in Closet: 1.77m x 1.67m

Shelving and laminate wood floor.

Bedroom Two: 4.31m x 3.76m

Laminate wood floor.

Bedroom Three: 4.32m x 3.92m

Laminate wood floor.

Bedroom Four: 4.32m x 3.56m

Carpet floor.

Bathroom: 3.61m x 2.30m

Bathtub, corner shower enclosure, electric shower, tiled floor and part tiled walls.

To access the legal pack, please copy and paste the link below

<http://www.iamsold.ie/properties/c8d68eb75e2e4814a12a323068e94505/auction-pack>

TO VIEW OR MAKE A BID Contact Buchanans Estate Agents or iamsold, www.iamsold.ie

Auctioneer's Comments

This property is offered for sale by unconditional auction. The successful bidder is required to pay a 10% deposit and contracts are signed immediately on acceptance of a bid. Please note this property is subject to an undisclosed reserve price. Terms and conditions apply to this sale.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection,

measurement or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Properties may be sold via online auction or public auction and bids made prior to public auction may be accepted by the vendors. iamsold and our partner auctioneer will share relevant personal information and transactional updates with each other so that we can effectively market and sell properties including the arrangement of viewings and follow up.

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