

Franklins Estate Agency
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Donegal
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31 The Rectory, Fahan

Starting Bid: €140,000.00



31 The Rectory, Fahan, Co. Donegal, F92 TNW4
Total Area 151.1 sq. m. (1500 sq. ft.)
All measurements are approximate and subject to survey.



For sale by Franklins Estate Agency via the iamsold 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.

Summary:

- Spacious 4-bedroom detached home (2 ensuite)
- Two bright reception rooms
- Large kitchen/dinette ideal for family living
- Generous front and large level rear garden
- For sale with defective blocks (cash buyers only)

This spacious detached property offers generous family accommodation, comprising four double bedrooms- two of which are ensuite, along with two well-proportioned reception rooms.

The home features a large kitchen/ dinette, ideal for modern family living and entertaining, while both front and rear gardens provide excellent outdoor space. The sizeable, level rear

garden is particularly suited to young families and outdoor dining.

Ideally located in the popular seaside village of Fahan, just outside Buncrana, the property benefits from a convenient yet scenic setting close to the coast.

Important Notice: The property is affected by defective concrete blocks and is not suitable for mortgage finance. As such, the sale is strictly limited to cash purchasers only.

The accommodation is arranged as follows:

Composite front door with fully glazed side panels to;

Entrance Vestibule; tiled flooring, glazed inner door to;

Entrance Hallway; tiled flooring, built-in under-stair recess, decorative cornicing to the ceiling

Living Room; 3.77m x 5.93m into a bay window, marble fireplace with cast iron inset & granite hearth, complemented by a matching overmantel, cornicing in the ceiling with central ceiling rose, TV point, laminated flooring

Family Room; 3.77m x 4.89m into a bay window, marble fireplace with cast iron inset & tiled hearth with open fire, laminated flooring, decorative cornicing in the ceiling with central ceiling rose, TV point, double glazed doors through to;

Kitchen / Dinette; 6.29m x 3.42m a spacious & well-appointed kitchen fitted with solid oak wall & base units, granite work surfaces with tiled splashbacks, under-mounted sink, integrated fridge/freezer & dishwasher, four-ring gas hob & electric oven with extractor hood, matching dresser unit incorporates glazed display cabinets & wine rack, tiled flooring throughout, double fully glazed sliding doors to the rear garden, additional door to;

Utility Room; 2.32m x 2.26m fitted with wall & base units, work surfaces with tiled surrounds, stainless steel sink, plumbed for washing machine & wired for tumble dryer, tiled flooring, half-glazed PVC door to the outside & internal door to;

Guest WC; 1.28m x 2.26m white two-piece suite with fitted storage under wash hand basin, fully tiled walls & tiled flooring
Carpeted stairs to 1st Floor;

Landing; loft access, hot press, decorative cornicing in the ceiling, pine wooden flooring

Bedroom 1; 3.77m x 3.45m (front) spacious double bedroom with carpeted flooring, built-in wardrobe, door to;

En-Suite; white two-piece suite with separate fully tiled shower enclosure with electric Triton shower, half tiled walls & tiled flooring

Bedroom 2; 3.95m x 3.17m (front) double bedroom with carpeted flooring, door to;

En-Suite; white two-piece suite with separate fully tiled shower enclosure with electric Triton T90 shower, half tiled walls & tiled flooring

County Donegal's second most populous town of Buncrana (pop. 6,971) is perched on the eastern shores of the glacial fjord of Lough Swilly and is the gateway to the wild and spectacular Inishowen peninsula. This historic town, nestled between mountains and sea on the Wild Atlantic Way boasts an excellent range of shops, restaurants, bars, cultural activities and annual festivals. With easy and regular bus connectivity, it is an ideal remote working location or commuter town to the employment hubs of Derry (26km) and Letterkenny (42km).

Buncrana is home to three primary and post primary schools including one through the medium of Irish.

There are few spots in Ireland more ideally situated to indulge in outdoor activities with some of Donegal's most beautiful beaches, golf courses and coastal and hill walks right on your doorstep. The jewel in the crown is Lisfannon Blue Flag Beach with an impressive 5km of golden sand. A walk along the shoreline passes the ruins of the 14th century O'Doherty's Keep Norman Castle, the impressive 18th century Buncrana Castle and the picturesque six arched bridge across the river Crana. The shoreline trail weaves a further 6km along Buncrana Bay, passing the small coves and beaches of Lady's Bay, Porthaw, Straghill and Linsfort with spectacular views out across Lough Swilly, which is said to have inspired the composition of Amazing Grace.

Golfing enthusiasts can enjoy a game at Ireland's oldest 9 hole links course Buncrana Golf Club or on the equally historic 18-hole North West Golf Links while lovers of the water are spoiled for choice with a vast range of water sports on the River Crana and in the sea that surrounds the peninsula on three sides. For bird watchers, the paradise that is Inch Island beckons and if you venture a little deeper into the truly sublime Inishowen peninsula.

BER: D1

TO VIEW OR MAKE A BID Contact Franklins Estate Agencys or [iamsold](http://iamsold.com), www.iamssold.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

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properties including the arrangement of viewings and follow up.