**Glen Estates: Estate Agent Donegal**
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**Donegal**
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# Coolback, Kindrum, Fanad

## Starting Bid: €99,000.00







For sale by Glen Estates: Estate Agent Donegal 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. Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

5 Bedroom ( 3 en-suite) detached property built in 2006 enjoying beautiful views over Kindrum Lough and the Atlantic Ocean beyond. This property shows definite signs of defective blocks on the exterior but no sign of an internal deterioration and has been priced accordingly to allow for necessary remedial works.

Nestled in the heart of Fanad Village, this charming, five-bedroom detached family home offers an exceptional opportunity to acquire a residence in one of Donegal's most picturesque coastal locations. Located within a welcoming community, the property combines the tranquillity of rural living with easy access to essential amenities, making it an ideal home for families, professionals, or those seeking a peaceful lifestyle near the Wild Atlantic Way.

The home enjoys a generous and practical layout, providing bright, well-proportioned rooms throughout. The spacious living areas create a warm and inviting atmosphere, perfect for

family life and entertaining guests. Large windows throughout the property allow natural light to flood the interiors, while offering stunning views of the surrounding countryside and nearby coastline.

Fanad Village is renowned for its spectacular coastal scenery, rolling countryside, and strong community spirit. Residents enjoy a serene lifestyle while still having access to essential services. The village itself is home to local shops, pubs, and community facilities, providing convenience without sacrificing peace and quiet. For broader amenities, the bustling town of Letterkenny, offering comprehensive retail, healthcare, and educational services. The journey typically takes under an hour, making daily commutes and errands easily manageable.

The area is particularly appealing to families, with excellent access to schools nearby. Primary education is available in local schools within 5–10 minutes' drive, while secondary education can be accessed in Letterkenny or nearby towns. Healthcare needs are well-catered for, with Letterkenny University Hospital, offering full medical services. Additional healthcare options are also accessible in the wider Donegal region.

Fanad Village and its surroundings are famous for coastal walks, golf courses, and outdoor recreational opportunities, making this location ideal for those who enjoy active lifestyles or simply want to embrace the scenic beauty of the Donegal coast. The area also offers excellent opportunities for tourism and holiday rentals for those considering investment potential alongside family living.

Key Property Features:
Detached family home in Fanad Village, Co. Donegal
Spacious and bright living accommodation throughout
Stunning coastal and countryside views
Peaceful rural location within a welcoming community
Ideal for families, professionals, or those seeking a lifestyle change
BER C2 / BER No. 110038114
Floor Area 201.67 (m2)

Nearby Amenities & Distances:
Primary School: Local primary schools in Fanad – approx. 5 km
Secondary Schools: Letterkenny – approx. 44 km
Hospital: Letterkenny University Hospital – approx. 44 km
Shopping Centres: Letterkenny town centre – approx. 44 km

There are tiled steps leading to a partially glazes PVC front door accessing the entrance hallway.

Entrance Hallway: 16.2ft x 7.2ft with solid oak flooring and recessed lighting.

L-shaped open plan kitchen, living & dining area that has recessed lighting and is measuring 21.7ft x 26.3ft.

The Kitchen Area has tile flooring and extensive wall and base kitchen units. Granite worktops and an integrated fridge / freezer and an integrated dishwasher. Cooker point

with an overhead extractor hood.

The Dining Area: Solid oak flooring and recessed lighting, accessing the living area via an arch way.

The Living Area: Solid oak flooring and recessed lighting. There is a solid fuel stove, inset with a tiled hearth and a timber mantel piece.

The Sunroom: 15.8ft x 10.1ft with solid oak flooring and triple aspect. Fully glazed french doors leading to the rear.

Bedroom One: 12ft x 10.1ft with solid oak flooring, recessed lighting and a walk-in wardrobe.

Ensuite: Tiled flooring and a white two-piece suite. Tiled splashback over the wash hand basin. Separate shower cubicle, fully tiled and glass enclosure with a mains shower.

Bedroom Two: 11.6ft x 13.3ft with solid oak flooring and recessed lighting.

Bedroom Three: 9.8ft x 8.9ft with solid oak flooring and recessed lighting.

Main Bathroom: Tiled flooring and a white three-piece suite. Tiled splashback and a shaver light over the wash hand basin. Tiled bath surround with a mains shower over and a heated towel rail.

Decorate wrought iron and solid timber feature staircase leading to the first floor. The first-floor landing has solid oak flooring and storage at the eaves.

Bedroom Four: 14.4ft x 13.7ft with carpet flooring with double aspect and recessed lighting. There is a doorway that leads into a large storage area.

Ensuite: Tiled flooring and a white two-piece suite. Tiled splashback over the wash hand basin. Separate shower cubicle, fully tiled and glass enclosure with a Triton T90 electric shower.

Bedroom Five: 15.1ft x 12.5ft with carpet flooring and a built-in wardrobe.

Ensuite: Tiled flooring and a white two-piece suite. Tiled splashback over the wash hand basin. Separate shower cubicle, fully tiled and glass enclosure with a mains shower.

Outside: Gravel driveway surrounding the house, providing ample parking. The property enjoys beautiful viewings Kindrum Lough, the Atlantic Ocean and beyond. To the private rear has a stone exterior wall and a stone patio area.

TO VIEW OR MAKE A BID Contact Glen Estates: Estate Agent Donegal 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 firms 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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