

Arranmore Island Superior 4 Bedroom Residence



Guide Price €259,000.00

Located on a private mature site, with established gardens and flora, this ***Sea View Property*** has been maintained to a high standard and is well presented for sale. It boasts numerous features such as Gated Entrance, Concrete Drive decorated with various plants, Split Level, Built In Hoover System, not to mention the ***Unrestricted Panoramic Views*** over ***Arranmore Bay*** towards mainland Donegal. Viewing by Appointment.

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Accommodation:

Entrance Porch	-	1.2m x 1m, Tiled Floor
Entrance Hall	-	T-Shaped, Leading to All Bedrooms and towards Archway to Split Level Accommodation of Kitchen, Dining Area, Living Room & Sun Room
WC	-	2m x 1m, Fully Tiled, Shower & WC
Master Bedroom	-	4.5m x 4m, Carpet, Built In Wardrobe Units & Shoe Rack, En- Suite
Master Bed En-Suite	-	2m x 1.5m, Fully Tiled, WC, WHB, Shower
Bedroom 2	-	3m x 3m, Carpet, Built In Units, Wash Hand Basin
Bedroom 3	-	3m x 2.5m, Carpet, Built In Units, Wash Hand Basin
Bedroom 4	-	4m x 3.6m, Carpet, Built In Units, Wash Hand Basin
Bathroom	-	3m x 2m, Fully tiled, Bath, WC, WHB, Double Mirror

Split Level:

Kitchen	-	5m x 4m, Fully Fitted, Oven & Hob, All Appliances, Oil Fire Ray Burn Oven, Tiled Splashback Area
Dining Area	-	2.5m x 2.5m, Bay Window Overlooking Arranmore Bay
Living Room	-	8m x 4m, Carpet, Built In Units, Gas / Open Fireplace, T&G Ceiling, Bay Window
Sun Room	-	3.5m x 3m, Tiled Floor, Patio Doors To Patio Area, Views Over Arranmore Bay
Utility Room	-	3m x 2.5m, Tiled Floor, All Appliances
Rear Porch	-	2m x 1m, Tiled Floor
Rear WC	-	1.5m x 1m, Fully Tiled
Exterior:		
Garage	-	6.5m x 4m, Electric Up & Over Door

Features:

- Coving Throughout
- Concrete Yard
- Gated Driveway
- Walled Mature Gardens
- Stonework at Front Door
- PVC Windows & Doors
- Oil Central Heating
- Built In Hoover System

BER Details:

- BER D2
- BER No. 104485834
- Energy Performance Indicator 284.06 kWh/m²/yr



View From Property



Fully Fitted Kitchen with Ray Burn Boiler / Range





Living Room with Gas / Open Fireplace, T&G Ceiling, Bay Window, Leads to Sun Room





Dining Area with Bay Window overlooking Sea View



Sun Room with Patio Doors to Patio Area



Paved Patio Area





Master Bedroom





Master Bedroom En-Suite



Bedroom 2



Bedroom 3



Bedroom 4



Bathroom



Arch to Split Level Accommodation with Front Door at Rear



View From Property





View From Property



Garage



Driveway To Property



Property

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