

DORRIAN**Residential****Éan Hill (Tullintean)****Bruckless****Asking Price: €245,000****Co. Donegal**

For Sale by Private Treaty:

DNG Dorrian are delighted to be marketing, this stunning contemporary three bedroom detached home constructed by the current owners to an unrivalled specification. The property sits on a spacious site extending to just over one acre in area offering uninterrupted panoramic views over the surrounding countryside and situated in a tranquil setting within close proximity to Bruckless Village (6.5 kms) and Ardara Village (10 kms).

This truly outstanding home, constructed in 2006, offers luxurious and spacious accommodation split over two levels. In brief, the internal living accommodation extends to circa 2,050 sq.ft in area to include a storm porch, entrance hall, living room with featured white marble fireplace, spacious kitchen / dining room with built-in oil fired Rayburn range cooker, utility, sun room, guest w.c. Completing the accommodation is three generously proportioned bedrooms all benefiting from en-suite facilities.

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Accommodation Details:

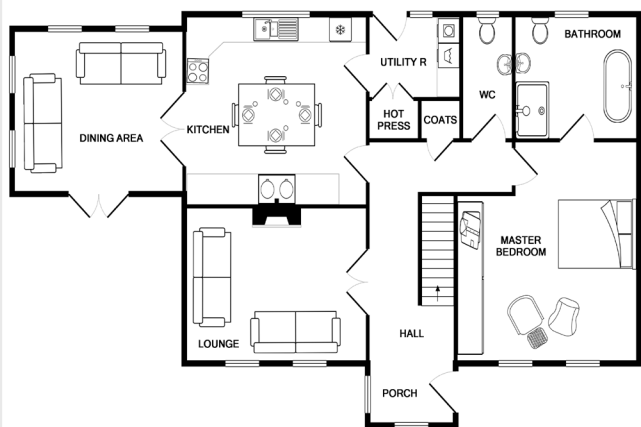
approx measurements:

Entrance Porch:	6'6" x 5'2" - with solid timber oak floor, dual aspect windows, inset ceiling lights, arch to entrance hall.
Entrance Hall:	17'4" x 8'0" - with solid timber oak floor, glass wall lights with chrome surround, open storage space under stairs, telephone jack, built-in cloak room with storage shelves, centre light.
Living room:	16'0" x 12'5" - with bespoke white Italian marble fireplace with matching wall mirror, granite surround and hearth (open fire with rolled fire back), built-in oak storage cabinet, coving to ceiling, featured centre light, oak french doors leading to hall, chrome light switch with contract controls, t.v point and telephone jack, window blinds.
Kitchen / Dining room:	16'0" x 14'10" - incorporating a casual dining area, comprehensive range of wall & base units, polished black granite worktops, oil fired Rayburn range cooker with two cast iron hot plates and double oven, featured red brick arch over with built-in down lighters, ceramic tiled floor throughout, integrated fridge / freezer, dishwasher, stainless steel whirlpool electric oven, Candy ceramic hot plate with digital controls, stainless steel overhead extractor hood, tiled splashback, black ceramic sink with single drainer and chrome centre tap, under counter down lighters, inset ceiling lights.
Utility:	8'1" x 6'7" - with wall & base units, fitted washing machine and dryer, central heating control unit, ceramic tiled floor, built-in hotpress with insulated cylinder tank and willis immersion heater for hot water, centre light, oak glass panelled door to kitchen.
Sun room:	13'0" x 12'10" - with dual aspect windows, double doors leading to garden, coving to ceiling, featured centre light, french doors leading to kitchen, roller blinds on all windows, ceramic tiled floor.
Guest W.C:	9'10" x 4'6" - with top of the range Villeroy & Boch designer sanitary ware incorporating a low flush w.c, built-in vanity unit with pebble basin, chrome centre tap, fully tiled, wall mirror, inset ceiling lights, heated towel rail.
Master Bedroom:	17'6" x 14'0" - with solid oak floor, wall to wall slide robes, coving to ceiling, featured centre light, t.v point.
En-suite Bathroom:	10'10" x 9'10" - with featured free standing roll top bath on dark oak plinth, chrome mixer taps and side rail, designer sanitary ware incorporating a low flush w.c, pedestal wash hand basin with chrome centre tap, wall mirror with lights, wall vanity, large enclosed shower cubicle with mains power shower and tempered glass panels, inset ceiling lights, heated towel rail, fully tiled, roller window blinds,

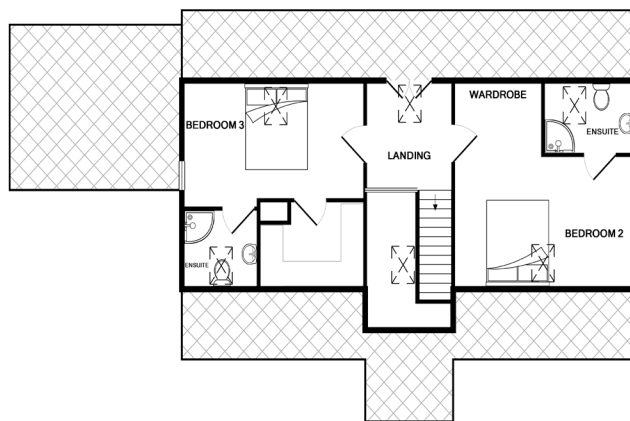
Landing:	9'3" x 8'0" - with balcony overlooking entrance hall, solid pine timber floor, featured centre light, access point to eaves ideal for storage, 2 x velux windows.
Bedroom 2:	16'0" x 14'6" - with built-in wardrobes, solid pine timber floor, large velux window with back out blinds, 3 ring spot light, access point to eaves ideal for storage.
En-suite:	8'3" x 6'4" - modern bathroom suite with low flush w.c, pedestal wash hand basin, mirror over, shower cabinet with glass sliding doors, Triton T90si electric shower, inset ceiling lights, velux window, fully tiled.
Bedroom 3:	16'0" x 9'6" - with solid pine timber floor, large velux window with back out blinds, 3 ring spot light, access point to attic.
Walk-in Wardrobe:	7'3" x 7'1" - with timber floor, built-in shelves and rails, centre light.
En-suite:	8'3" x 6'4" - modern bathroom suite with low flush w.c, pedestal wash hand basin, mirror over, shower cabinet with glass sliding doors, Triton T90si electric shower, inset ceiling lights, velux window, fully tiled.
Garage:	18'7" x 15'9" - circa 300 sq.ft in area, remotely operated roller door, centre lights, concrete floor, ample storage space, oil fired burner.

Additional Features:

- Beautifully presented three detached residence extending to circa 2,050 sq.ft in area.
- Constructed in 2006 to an extremely high standard throughout.
- Set on landscaped south-facing site extending to approximately 1.2 acres in area.
- All furniture, fixtures and fittings are included in the sale (not including artwork and sentimental items).
- Convenient location just under 6.5 kms from Bruckless and 10 kms from Ardara Village.
- Three generously proportioned bedrooms, all benefiting from en-suite facilities.
- Extensive views over the surrounding countryside.
- Solid oak internal doors and architrave.
- Solid oak floor throughout on ground floor.
- Two spacious reception rooms.
- Built-in wardrobes in all bedrooms.
- Detached garage extending to circa 300 sq.ft in area.
- Maintenance free Bio septic tank and filtration system.
- uPVC double glazed windows and doors throughout.
- Bespoke marble fireplace in living room.
- Oil fired cast iron Rayburn range cooker in kitchen / dining room.
- Polished granite worktops in kitchen.
- Designer sanitary ware fitted to master en-suite bathroom.
- Driveway with ample parking to front and rear.
- Viewing by prior arrangement with DNG Dorrian on 074 97 31291.



GROUND FLOOR

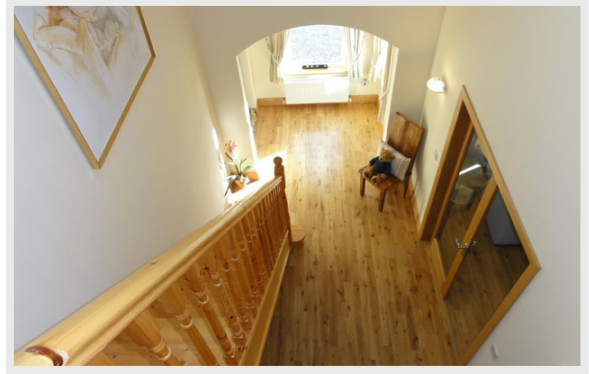


1ST FLOOR

N.B: Floor Plan for Illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property.



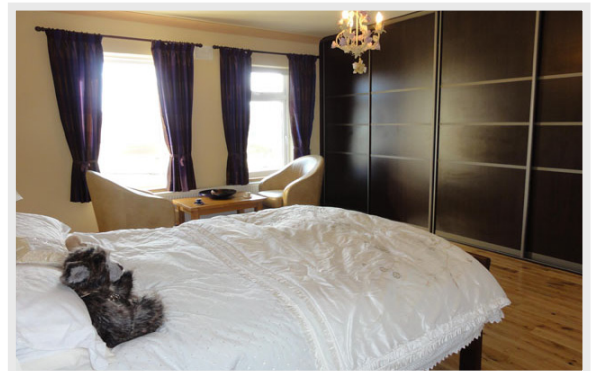
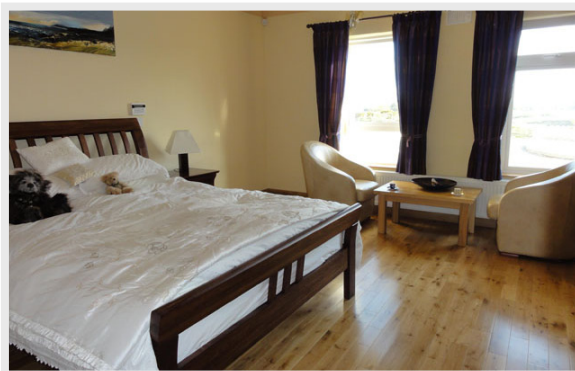
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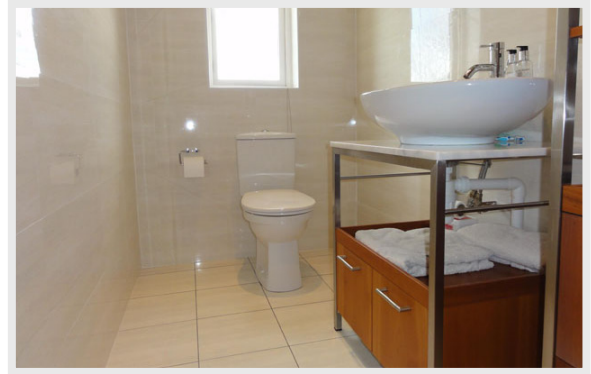


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