

SCHILLER & SCHILLER

LICENSED AUCTIONEERS & SOLE AGENTS

ARDTARMON CASTLE, BALLINFULL, CO. SLIGO, F91KW88, Ireland

TEL/FAX 00353-71-9163284 email info@irishproperties.com WEB: www.irishproperties.com



No 308 Energy efficient rustic residence near Lough Keel, Letterkenny, Co. Donegal
(208BE-DL) approx. 1.51hectares/ 3/7 acre Price Guide: € 365.000



Key Factors:

Energy efficient passive style residence on ample ground

Air recovery heating system and underfloor heating

Outhouse/garage suitable for further conversion

3.7 acres with paddocks, ponds, stables, outhouse

Picturesque location

10 minutes from Letterkenny, near Lough Keel at Termon, Co. Donegal

Description:

An ideal opportunity to acquire an energy efficient family home in the daily rise of fuel prices.

The passive style residence has been built approx. 10 years ago. Its fitted with air recovery heating system and underfloor heating. Air to water heatpump

The house is of timber frame construction, walls filled with Knauf multifoil Membrane, roof foam sprayed, eternal finish with timber cladding. Passive triple glazing windows and doors.

Airtight inside and outside.

It has a very warm and spacious lay-out as follows:

Ground Level:

Reception, Bathroom, open plan kitchen/diner/living space, Bedroom en-suite, all South facing.

Upper Level:

2 Bedrooms (one with WC and wash hand basin) large landing suitable for home –office.

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PSRA No. 002879

VAT ID No IE7435134J

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External:

Large workshop with dormer, suitable for conversion

Stable block

Small animal shelters for dogs and fowl

3.7 acre of ground

Garden pond with island feature, bathing deepwater pond

Paddocks sub-divided with willow hedging.

Very private from public road with long driveway leading to the property.

Very scenic area, close to Lough Keel.

Just 10 minutes from Letterkenny make this a very attractive family home with plenty of ground for hobby farming.

VIDEO LINK: <https://youtu.be/Kox8-2OkoSw>

Price Guide: € 365.000

BER: B2

BER No. 115216673

Eircode:F92YD5K

Folio: DL 77412F

Viewiing by appointment with sole selling agents:

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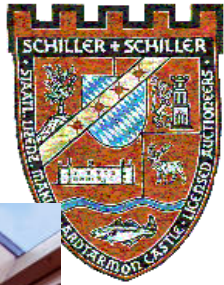
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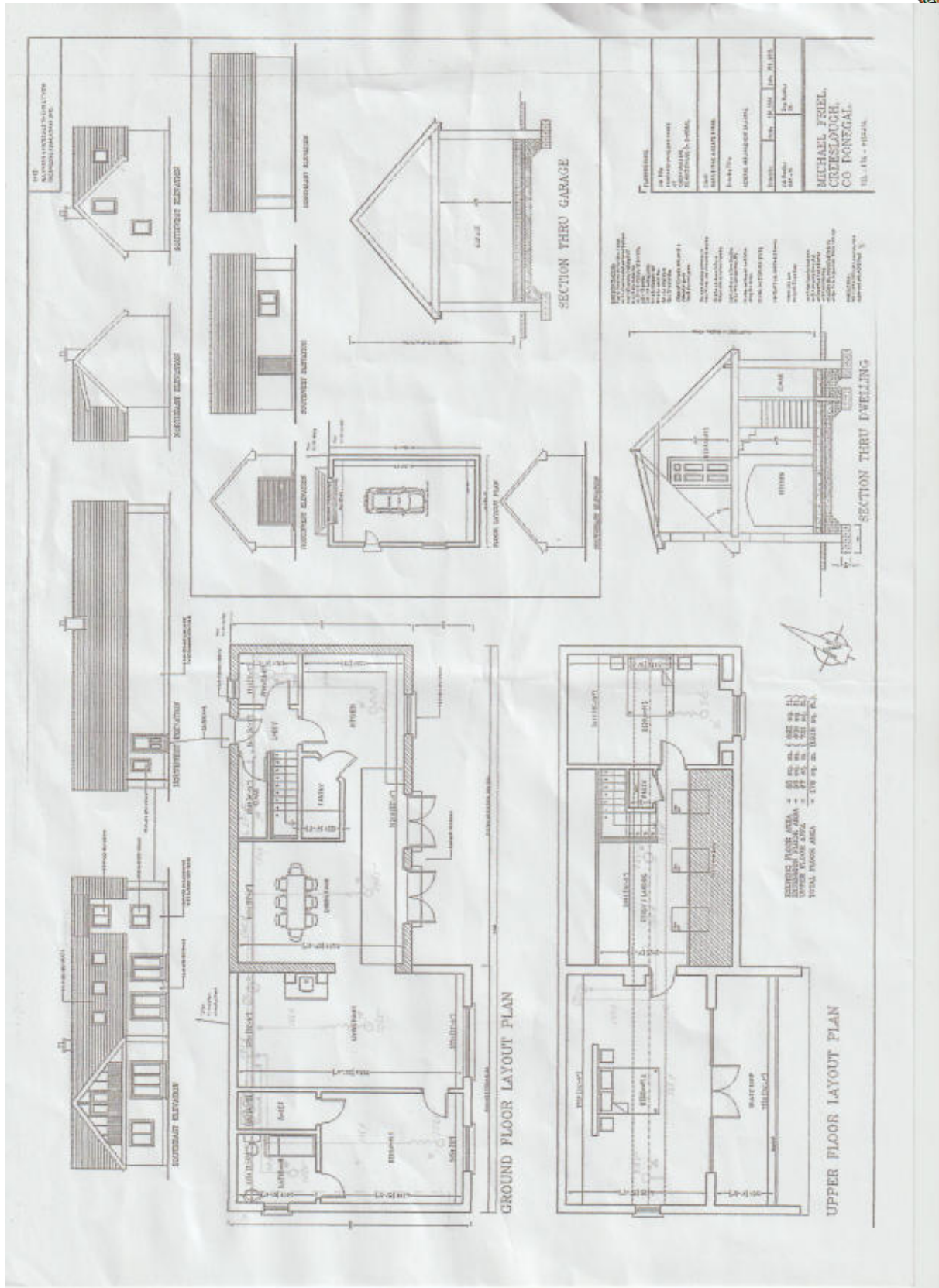
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