

## For Sale



1 Grove Cottages  
Muff  
Co. Donegal  
F93 A2R0

Asking Price €77,500



A well presented three-bedroom semi-detached bungalow extending to 51 sq m (549 sq ft), with tarmac driveway and large enclosed rear garden would make an ideal starter home. The property is nestled in a quiet cluster of houses just off the Racecourse Road and is only 5 minutes walk to Muff village Main Street. The village is host to convenience shops and cafes, and has fantastic family amenities including a popular children's play park and a community hall which has regular family events. Derry city is a short 10 minute drive by car.

### FEATURES

- Perfect starter home
- Large enclosed rear garden
- Quiet convenient location
- OFCH





### ACCOMMODATION DETAILS

<b>Hallway</b>	4.10m x .98m
<b>Sitting Room</b>	4.98m x 3.05m
<b>Kitchen</b>	2.11m x 1.49m
<b>Bedroom One</b>	4.04m x 3.01m
<b>Bedroom Two</b>	3.37m x 2.56m
<b>Bedroom Three</b>	2.59m x 2.48m
<b>Bathroom</b>	2.29m x 1.62m



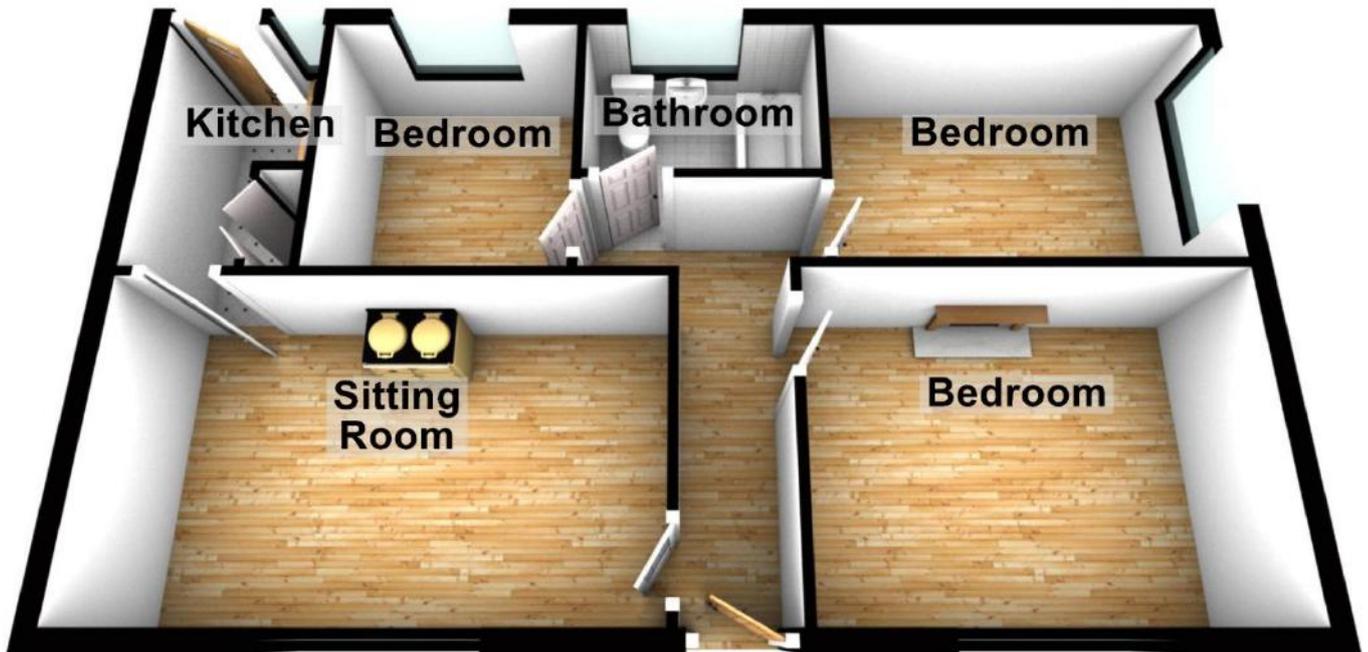
### Outside

Tarmac drive to large enclosed rear garden. Garden to front of the property with grass and manicured mature hedging.

### DIRECTIONS

From the Irish Red Cross building (former customs office) drive along the Racecourse Road and take the next road on the right and continue ahead and take the next right turn into Grove Cottages. Continuing ahead, take the left turn and the subject property is located approximately 150 metres on the left and is easily identifiable by our 'For Sale' board.

## Ground Floor



**BUCHANANS**  
ESTATE AGENTS

### NEGOTIATOR

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### SOLICITOR

TBC

### VIEWING DETAILS

Please contact us to make an appointment. We are open Monday to Friday 9 am to 5.30 pm. Saturdays by appointment.

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