

For Sale

Asking Price: €200,000



23 Wolfe Tone Place, Letterkenny,
Co Donegal, F92 K4PX



**Central, Charming & Full of Promise –
Renovator's Dream with Grants Available**

Located in the ever-popular Wolfe Tone Place, this three-bedroom mid terrace home offers a rare combination of location, potential, and financial support for refurbishment. Built in the 1950s and extending to approx. 72 sq m (777 sq ft), this property sits on a peaceful street within walking distance of all Letterkenny's key amenities.

Eligible for the Vacant Homes Refurbishment Grant of up to €70,000, plus SEAI energy grants, this home is the perfect renovation project for those wanting to create something special. Whether you're stepping onto the property ladder or adding to your portfolio, this house offers both immediate and long-term value.

Set in a mature residential area, it's ideally situated for families, professionals, or future tenants—close to respected schools, local shops, supermarkets, and everything the vibrant town centre has to offer.

Don't miss the chance to secure a solid home in one of Letterkenny's most sought-after neighbourhoods.

Included in sale The sale includes all existing floor coverings, blinds and light fittings together with built in / integrated and the already mentioned free standing electrical appliances in the kitchen.



Accommodation

Entrance Hall 4.99m x 1.83m (16'4" x 6'): Incorporating understairs storage. Carpet flooring.

Sitting cum Dining Room 5.38m x 3.02m (17'8" x 9'11"): incorporating hot-press and storage cupboard. Timber flooring. Open fireplace, marble surround, mahogany mantle top and tiled hearth. Decorative ceiling corning.

Kitchen 3.11m x 1.82m (10'2" x 6'): Timber flooring. Galley style kitchen with base and wall units with tiled splash back between units. Stainless steel sink unit and drainer. Freestanding Indesit fridge freezer, Electrolux Freestanding electric oven and grill and Electrolux gas hob.

Bathroom 2.11m x 1.80m (6'11" x 5'11"): Vinyl floor covering. PVC cladding on the walls, wc and whb, shower cubicle with Triton T80si electric shower unit.

UPSTAIRS

Landing 1.82m x 1.32m (6' x 4'4"): Carpet flooring.

Primary Bedroom 4.36m x 2.93m (14'4" x 9'7"): Timber flooring. Large window overlooking the Green.

Bedroom 3.43m x 1.96m (11'3" x 6'5"): Timber flooring.

Bedroom 4.00m x 2.40m (13'1" x 7'10") **plus** 3.07m x 0.49m (10'1" x 1'7"): incorporating storage press, carpet flooring.

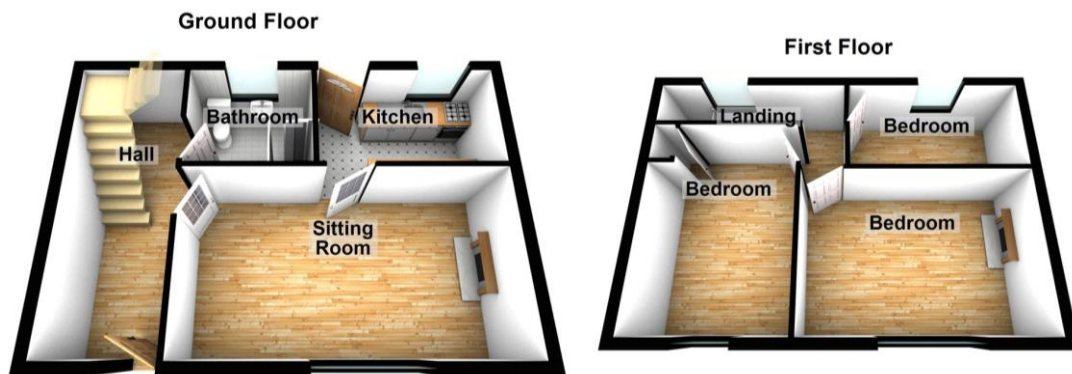
Garden/Outside

There is a flat roof shed to the rear and a large rear garden offering potential to extend the house, subject to planning. There is also a rear access gate to the back garden.

Directions Insert F92 K4PX into google maps on your smart phone and the map will take you directly to the property.

Additional Photographs and Video: Additional photos, floorplans and walk through video of this property are available on our social media channels and websites. raineyproperty.ie / daft.ie / myhome.ie / propertypal.com / property.ie





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VIEWING DETAILS

Please contact us to make an appointment. Our Office is open Monday to Friday 9am to 5:30 pm. Viewings outside of these hours and Saturdays by appointment. We are closed for lunch between 1pm and 2pm.

CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be requested from our office. We recommend that you familiarise yourself with these general conditions. While care has been taken to ensure that information contained in our publications is correct at the time of publication, changes in circumstances after the time of publication may affect on the accuracy of this.

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