

# For Sale

Asking Price: €255,000

**RAINEY**  
ESTATE AGENTS



14 Thornberry, Letterkenny,  
Co Donegal, F92 WKK6

**BER** C1

[raineyproperty.ie](http://raineyproperty.ie) / [daft.ie](http://daft.ie) / [myhome.ie](http://myhome.ie) / [propertypal.com](http://propertypal.com)





An extremely well-presented recently renovated four bedroomed semi-detached house extending to 120 sq m (1,291 sq ft) approximately, enjoying a quiet cul de sac location in the popular residential development off the main Letterkenny to Kilmacrennan Road. This spacious property offers generous reception accommodation, four bedrooms and a large corner rear garden. The property should be of interest to owner occupiers / investors seeking an attractive semi-detached property which is located conveniently to the town's amenities / facilities including Bernard McGlinchey Town Park, Letterkenny University Hospital, Tata, PGIM , Sita and Optum.

#### Special Features & Services

- Recently refurbished, painted internally and externally.
- New floor coverings to include laminate flooring and carpets.
- PVC double glazed window frames.
- Quiet cul-de-sac location.
- Oil fired central heating.
- Recently installed Grant Vortex boiler.
- Good sized plot with space with potential for additional parking or a garage.
- The property is Council/RTB Rental compliant for
  - 1) Periodic electrical inspection
  - 2) Oil heating/boiler compliance
- Siro Broadband installed.
- In close proximity to Bru Lab and Mountain Top Centra.

BER BER C1, BER No. 109153

#### Directions

Insert F92 WKK6 into google maps on your mobile phone and the map will take you directly to the property.



## Accommodation

**Entrance Hall** 5.76m x 1.47m (18'11" x 4'10"): Laminate timber flooring.

**Downstairs wc and whb** 2.08m x 0.83m (6'10" x 2'9"): Recently refurbished with modern sanitary ware. Whb with splash-back and touch mirror with LED light. Solid timber flooring.

**Understair storage** ideal Cloakroom

**Sitting Room** 5.04m x 3.88m (16'6" x 12'9"): Laminate timber flooring. Open fireplace with timber surround and tiled hearth.

**Kitchen / Dining Room** 6.41m x 3.98m \* (21' x 13'1" \*) (\* all measurements to the widest point): Fully fitted wall and base kitchen units with tiling between units. BEKO electric oven with a four burner touch KARINEAR ceramic hob and extractor fan. Plumbed for washing machine and tumble dryer. Space for dishwasher.

### Upstairs

**Bedroom 1** 2.87m x 2.38m (9'5" x 7'10"): Solid timber flooring.

**Primary Bedroom** 3.90m x 3.17m (12'10" x 10'5") **Plus** 1.00m x 0.75m (3'3" x 2'6"): Newly laid carpet.

**Ensuite Shower Room** 2.78m x 1.01m (9'1" x 3'4"): ¾ tiled shower cubicle with Triton T90si electric shower unit. Newly renovated with modern sanitary ware to include whb, tiled splash back, touch mirror with LED light and wc.

**Bedroom 3** 3.27m x 2.37m (10'9" x 7'9"): Solid timber flooring.

**Bathroom** 2.77m x 1.93m (9'1" x 6'4"): Bath with tiled splash back, whb with tiled splashback, touch mirror with LED light and wc. ¾ tiled shower cubicle with Triton T90si electric shower unit.

**Bedroom 4** 3.39m x 2.67m (11'1" x 8'9"): Solid timber flooring.

### Included in sale

The sale includes all existing floor coverings, blinds, light fittings, LED bathroom, wc and ensuite mirrors and sitting room mirror together with integrated electrical appliances. The free standing appliances are available to purchase.

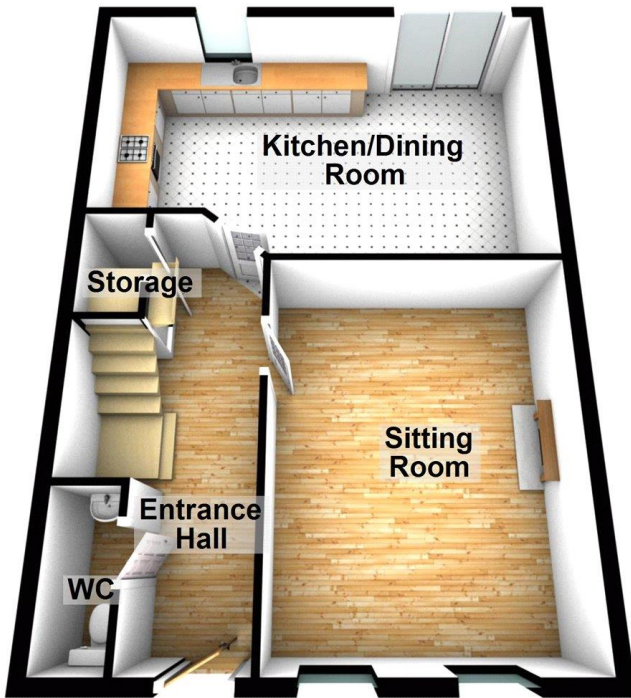
**Garden /Outside** Off-street parking on the front driveway. There is a large rear corner garden with potential to extend parking and / or construct a detached garage / home office, subject to planning approval.

**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](http://raineyproperty.ie) / [daft.ie](http://daft.ie) / [myhome.ie](http://myhome.ie) / [propertypal.com](http://propertypal.com) / [property.ie](http://property.ie)

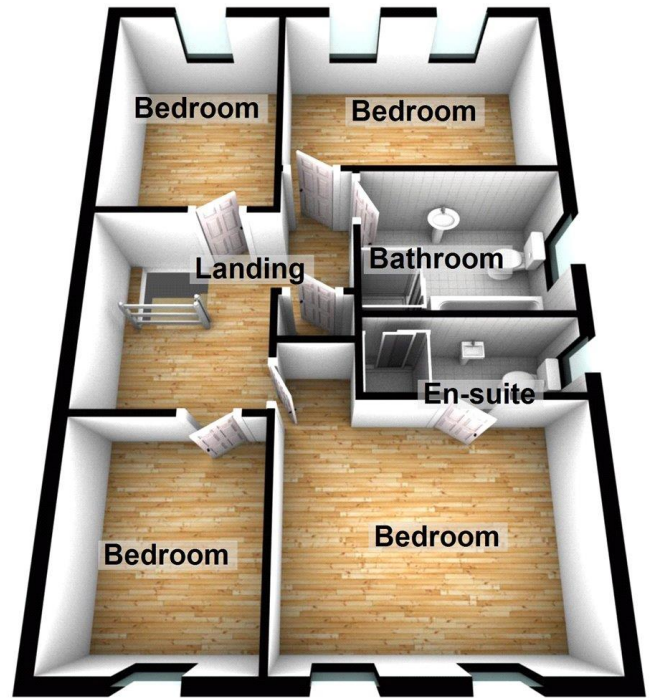




**Ground Floor**



**First Floor**



**NEGOTIATOR**

Kiara Rainey  
Rainey Estate Agents  
45 Port Road, Letterkenny,  
Co Donegal, F92 X863  
T: 074 912 2211  
E: [property@raineyproperty.ie](mailto:property@raineyproperty.ie)

**SOLICITOR**

Ms Mura Browne  
Browne & Company Solicitors  
First Floor  
Forte Lynne House  
Letterkenny, Co Donegal.  
T: 0749129338  
E: [info@brownesolrs.com](mailto:info@brownesolrs.com)

**VIEWING DETAILS**

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

**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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