

For Sale

Asking Price: €249,000



"Barcarolle", 10 Old Brook Court,
Letterkenny, Co Donegal, F92 FD1H



Four Bedroom Detached Bungalow in Desirable Location

Unwind in tranquillity within this charming, four-bedroom bungalow nestled in a secluded enclave of just 11 residences. Originally built in the 1970s, this inviting property boasts spacious living areas bathed in natural light, perfect for modern living. Embrace the outdoors with a mature, landscaped garden offering a haven of privacy. Dual driveway access ensures convenient parking with the added benefit of a detached garage / workshop to the rear. Step inside to a light-filled sitting room, ideal for entertaining, and a versatile family room/dining room that adapts to your lifestyle needs. Four well-proportioned bedrooms provide ample living space, with two featuring shower facilities for added convenience. A large family bathroom completes the well-appointed interior.

Beyond your private oasis, enjoy the benefits of a highly sought-after location. This peaceful enclave sits just moments from Letterkenny's vibrant town centre, with schools, parks, and a variety of shops all within a short distance. Everyday conveniences like Kernans, Old Town Stores, Chinese Takeaway, Now Doc, and Dunnes Stores are all within walking distance. This captivating bungalow presents a rare opportunity for those seeking a comfortable and well-connected lifestyle. Immerse yourself in tranquillity while remaining close to all the conveniences Letterkenny offers.

Special Features & Services

- Extends to 126 sqm (1,356 sq ft) approximately.
- Oil-fired central heating.
- Originally constructed circa 1974.
- Tarmacadam driveway.
- Paved patio area.
- Enclosed rear garden with large detached garage.

BER BER E2, BER No. 117374454

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



Accommodation

Entrance Hall 7.71m x 1.71m (25'4" x 5'7") Cloak closet.

Sitting Room 5.09m x 4.54m (16'8" x 14'11") Solid Oak flooring. Open marble fireplace with electric fire insert and overmantel mirror. Dual aspect. Ceiling corning.

Kitchen 5.33m x 2.35m (17'6" x 7'9") Wall and base units with tiling in between. Built in Nordmende oven, four burner gas hob, a freestanding Beko dishwasher and Zanussi washing machine. Built in breakfast bar with seating for three persons. Door to rear garden.

Dining Room 4.89m x 3.56m (16'1" x 11'8") Open fireplace with stove insert. Solid Oak flooring.

Bedroom 1 4.65m x 3.54m (15'3" x 11'7") incorporating built in wardrobe and shower cubicle. WHB on vanity unit. Carpet flooring.

Bedroom 2 4.65m x 2.82m (15'3" x 9'3") incorporating built in wardrobe. WHB on vanity unit. Carpet flooring.

Bedroom 3 2.65m x 2.81m (8'8" x 9'3") Carpet flooring. Plus **Built in Shower Cubicle** 1.08m x 0.75m (3'7" x 2'6") with fully tiled shower cubicle and a Mira Vigour thermostatic shower unit.

Bedroom 4 3.98m x 3.36m (13'1" x 11') with built in sliding wardrobes. Carpet flooring.

Bathroom 2.95m x 2.17m (9'8" x 7'1") Fully tiled walls and floors. Bath, WC, bidet, WHB on vanity unit. Separate shower cubicle.

Outside

Detached Garage 5.33m x 5.17m (17'6" x 17')

Basement Storage 2.50m x 2.46m (8'2" x 8'1")

Garden/Outside

Rear garden enclosed with timber fencing and mature hedging. The rear garden is accessed via a second driveway and also has the benefit of a detached garage / workshop.

To the front of the house there is a lovingly maintained garden with an array of plants, shrubs and trees and a garden laid in lawn. There is a separate tarmac driveway with paved patio area and a covered porch area where you can enjoy alfresco dining.

Directions

Insert F92 FD1H into google maps on your mobile phone and the map will take you directly to the property.

Included in sale

The sale includes all existing floor coverings, blinds and light fittings together with built in integrated electrical appliances and the freestanding appliances in the kitchen.



Ground Floor



NEGOTIATOR

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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.

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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