

For Sale

Asking Price: €325,000



44 Hawthorn Hill,
Newtowncunningham, Co Donegal,



This outstanding four-bedroom detached residence with sunroom is situated in the highly sought-after development of Hawthorn Hill, Newtowncunningham. Occupying a generous, fully enclosed site at the entrance to the development – and benefiting from low through-traffic as a result – this impressive two-storey property has been the subject of an extensive and tasteful programme of renovation. The property has been upgraded to include a newly renovated kitchen, a fully renovated family bathroom, and fresh redecoration in every room. Internally, the accommodation is spacious and well-proportioned: a welcoming entrance hall – with built-in understairs storage – leads to four generously sized reception rooms on the ground floor, while four well-appointed bedrooms, including a primary bedroom with en suite, occupy the first floor.

Ground Floor Glazed porcelain tiling in the entrance hall carries through to the kitchen and utility room. The sitting room, finished in laminate timber flooring, is centered on a marble fireplace with an insert stove, marble hearth and surround, and an overmantle mirror. A separate living room across the hall offers a more traditional open fire, again with a marble insert and hearth, timber surround and mantelpiece – two distinct reception spaces for family life to spread across or come together in. The kitchen/dining room is the clear heart of the home, newly renovated to an exceptional standard with quartz worktops and splashback, a Siemens five-burner ceramic hob, integrated electric oven, integrated dishwasher, an integrated Hisense fridge freezer and a built-in wine rack, all in soft-close units with generous extended counter and storage space. A well-appointed utility room, also finished in quartz, is plumbed for washing machine and tumble dryer with direct access to the rear yard, and a downstairs WC completes the everyday practicality. Double doors off the kitchen lead through to a bright, porcelain-tiled sunroom with an angled bay of windows and patio doors onto the rear garden.

Upstairs, four bedrooms are arranged around a carpeted landing. The primary bedroom is served by its own en suite – fully tiled, with a Triton T90SR shower unit, WC, WHB and LED mirror. Three further bedrooms, two with double sliding wardrobes, share a fully renovated family bathroom finished with a corner shower, a washbasin on a two-drawer vanity unit, an LED mirror, WC and a bath with towel radiator.



Accommodation

Entrance Hall 4.02m x 2.11m (13'2" x 6'11"): A welcoming entrance hall finished in glazed porcelain tile flooring, with built-in understairs storage.

Sitting Room 5.385m x 3.711m (17'8" x 12'2"): A well-proportioned sitting room finished in laminate timber flooring, centered on a marble fireplace with an insert stove, matching marble hearth and surround, and a striking overmantle mirror above.

Kitchen / Dining 5.768m x 3.584m (18'11" x 11'9"): A newly renovated kitchen/dining room finished in glazed porcelain tile flooring, fitted with quartz worktops and a matching splash back. Appliances include a Siemens five-burner ceramic hob, integrated electric oven, integrated dishwasher and an integrated Hisense fridge freezer, complemented by a built-in wine rack. Soft-close units throughout, with generous extended counter and storage space for everyday family life.

Utility Room 2.231m x 1.775m (7'4" x 5'10"): A practical utility room finished in glazed tile flooring with a quartz worktop, plumbed for a washing machine and tumble dryer, with a storage press for everyday essentials. A door provides direct access to the rear yard.

Downstairs WC 1.78m x 1.33m (5'10" x 4'4"): A convenient downstairs WC, half-tiled with a porcelain tile floor, fitted with WC, WHB and an LED mirror.

Sunroom 2.97m x 2.79m (9'9" x 9'2") **Plus** 2.96m x 1.03m (9'9" x 3'5"): A bright, porcelain-tiled sunroom set within an angled bay, with patio doors opening directly onto the rear garden – a natural spot to catch the afternoon light.

Living Room 3.58m x 3.54m (11'9" x 11'7"): A second reception room finished in laminate timber flooring, built around a traditional open fireplace with a marble insert and hearth, and a timber surround and mantelpiece.

Landing A carpeted landing connects the four bedrooms and family bathroom.

Primary Bedroom 3.55m x 3.30m (11'8" x 10'10"): The primary bedroom, finished in laminate flooring, is served by its own

Ensuite 1.22m x 2.63m (4' x 8'8"): A fully tiled ensuite fitted with a Triton T90SR shower unit within a fully tiled shower cubicle, tiled flooring and half-tiled walls, WC, WHB and an LED mirror.

Bedroom 3.70m x 3.27m (12'2" x 10'9"): A generous double bedroom finished in laminate timber flooring, fitted with a double sliding wardrobe.

Family Bathroom 2.99m x 1.74m (9'10" x 5'9"): A fully renovated family bathroom, tiled floor to ceiling, fitted with a corner shower, a washbasin set on a two-drawer vanity unit, an LED mirror, WC, and a bath with a towel radiator.

Bedroom 2.66m x 2.49m (8'9" x 8'2") **Plus** 0.86m x 0.34m (2'10" x 1'1"): A further bedroom finished in laminate flooring, with an additional recessed area.

Bedroom 3.69m x 3.28m (12'1" x 10'9"): A fourth bedroom finished in laminate flooring, fitted with a double sliding wardrobe.





Outside The front garden is laid mainly to lawn, with a driveway providing off-street parking. To the rear, a fully enclosed garden – again laid mainly to lawn, with mature apple trees – offers privacy and security, ideal for young families, along with an extensive patio area accessed from both the sunroom and the utility room. A detached garage sits to the rear .

Directions Insert (Eircode) into google maps on your mobile 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

Included in sale The sale includes all existing floor coverings, blinds and light fittings together with integrated electrical appliances.

BER C2, BER No. 113502561



NEGOTIATOR

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

SOLICITOR

Mr Patsy Gallagher
Gallagher Brennan Ponsonby
Carnamuggagh, Letterkenny,
Co Donegal, F92 V050
T: 074 917 6797
E: info@gbpsolicitors.ie

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. Rainey Estate Agents for themselves and for the vendors of this property, whose agents they are, give notice that these particulars do not form any part of a contract and are prepared in good faith for guidance purposes only. All measurements are approximate and taken to the widest point. Intending purchasers must satisfy themselves as to the accuracy of details given.

Ordnance Survey Ireland Licence No. CYAL 50293602.