

For Sale

Asking Price: €220,000

RAINEY
ESTATE AGENTS



43 Beechwood Park, Convoy,
Co Donegal, F93 WP89



Spacious 5-Bedroom Home in Popular Beechwood Park – Ideal for First-Time Buyers or Investors

Located in the highly regarded *Beechwood Park* development, this generously proportioned five-bedroom semi-detached residence extends to approximately 157 sq m (1,690 sq ft) and offers exceptional space for modern family living or a smart investment opportunity.

Tastefully presented and meticulously maintained by its current owners, the property boasts well-appointed interiors with quality finishes throughout. The bright and airy layout includes multiple reception spaces, an open fireplace in the living room, and spacious bedrooms—ideal for growing families or for rental accommodation.

Externally, the property enjoys a fully enclosed rear garden, perfect for children, pets, or outdoor entertaining, and is finished to a high standard, offering low-maintenance enjoyment.

Conveniently located just a short walk from the heart of ConvoY village, residents benefit from a host of nearby amenities including *Scoil Bhríde National School*, *ConvoY Joint National School*, local shops, cafes, and pubs. The bustling towns of Stranorlar, Ballybofey, and Letterkenny are all within a 15-minute drive, providing access to a wider range of shopping, leisure, and employment options.

This property presents an excellent opportunity for first-time buyers seeking a quality home in a well-established area, or for investors looking for a ready-to-go rental in a strong demand location.



Accommodation

Entrance Hall 6.28m x 2.09m (20'7" x 6'10"): incorporating under stair storage, timber floors, carpet on stairs.

Sitting Room 4.75m x 3.88m (15'7" x 12'9"): Timber flooring, open fireplace with tiled hearth. TV point, double doors through to kitchen / dining area.

Kitchen / Dining Room 6.00m x 2.96m (19'8" x 9'9"): Mix of tile and timber floors. Patio doors to the outside patio area. Fully fitted kitchen with wall and base units with tiling in between. Hotpoint electric oven and grill, Hotpoint electric hob and extractor fan, Beko dishwasher and a Beling Fridge freezer.

Utility Room 2.98m x 2.41m (9'9" x 7'11"): Base units, stainless steel sink unit with bowl and a half. Plumbed for Indesit washing machine and Hotpoint dryer. Back door to garden.

Downstairs Bedroom / Playroom / Living Room 5.72m x 2.97m (18'9" x 9'9"): Solid timber floor. Dual aspect room.

Downstairs Wc 1.37m x 1.37m (4'6" x 4'6"): Tiled flooring, wc and whb with tiled splash back

First Floor

Landing Carpet flooring.

Primary Bedroom 3.61m x 3.35m (11'10" x 11'): Carpet flooring. **Ensuite** 2.81m x 0.99m (9'3" x 3'3"): Half tiled walls, tiled fully tiled shower cubicle with Triton T90si shower unit, wc and whb.

Bedroom 4.64m x 2.97m (15'3" x 9'9"): **Plus** 1.16m x 0.65 (3'10" x 0.65): Timber flooring.

Bedroom 3.36m x 2.96m (11' x 9'9"): Carpet flooring.

Bathroom 2.29m x 2.03m (7'6" x 6'8"): partially tiled walls and floor, bath, wc and whb with shaver light.

Bedroom 2.96m x 2.70m (9'9" x 8'10"): **Plus** 1.96m x 0.90m (6'5" x 2'11"): Carpet flooring. **Ensuite** 2.97m x 0.99m (9'9" x 3'3"): **Plus** 0.90 x 0.88m (0.90 x 2'11"): Fully tiled shower cubicle with Aqua stream shower unit, half tiled walls and tiled floor, wc and whb.

Special Features & Services

- Oil fired central heating.
- Fibre broadband.
- uPVC double glazed windows and doors.
- Spacious living and bedroom accommodation.
- Convenient location.
- Enclosed rear garden and patio area.
- Attic partially floored.





Included in sale: The sale includes all existing floor coverings, blinds and light fittings together with integrated / built in and aforementioned free standing appliances in the kitchen and utility room.

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

BER C1, BER No. 112280417

Directions For directions, simply enter the Eircode F93 WP89 into Google Maps on your smartphone, which will guide you directly to the property.



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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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