

For Sale

Asking Price: €215,000



28 Hazelbrook Crescent, Letterkenny,
Co Donegal, F92 E5F1



28 Hazelbrook Crescent is a beautifully presented three-bedroom semi-detached home offering an exceptional standard of accommodation in a convenient and well-established residential area. The property has been maintained to an excellent standard throughout and is ready for immediate occupation.

Internally, the home features rich solid timber flooring in the sitting room, with tiled floors throughout the hallway, kitchen, utility room, bathroom and en suite, and carpet to the remaining rooms. The sitting room is further enhanced by a stunning carved timber fireplace surround with cast-iron insert that lends real character to the space. The kitchen is generously proportioned with oak style carpentry, integrated and free standing electrical appliances, and a separate utility room to the side. An additional WC is conveniently located off the entrance hallway. Upstairs comprises three well-proportioned bedrooms, all carpeted and the primary bedroom benefits from an ensuite. There is a separate family bathroom with bath, WC and WHB.

To the exterior, the property enjoys an enclosed rear garden, fully decked and ideal for low-maintenance outdoor living, with a detached timber shed with lighting and electrics installed providing excellent additional storage. A well-maintained lawn with a private driveway to the front completes the picture.

Hazelbrook Crescent is a mature, well-established residential development within easy walking distance of the town's key amenities, Letterkenny University Hospital, Hillcrest Nursing Home and the Bernard McGlinchey Town Park.

The location is particularly well suited to healthcare workers at Letterkenny University Hospital, families seeking proximity to the town centre and park, and investors looking for strong rental demand driven by hospital and retail sector employment. The property is also ideal for those looking to downsize without compromising on quality or convenience.



Accommodation

Entrance Hall 3.43m × 2.56m (11'3" × 8'5"): incorporating WC, glazed tile flooring. Ceiling coving and feature ceiling rose.

Downstairs WC 1.52m × 0.90m (5' × 2'11"): Glazed tile flooring. WC and wash hand basin.

Sitting Room 4.55m × 3.49m (14'11" × 11'5"): **plus bay window** 2.44m × 0.60m (8' × 2'): Solid timber flooring. Open fireplace with oak surround. Bay window. Double doors to dining area.

Kitchen / Dining 6.15m × 2.74m (20'2" × 9'): **plus** 4.48m × 0.62m (14'8" × 2'): **plus** 1.15m × 0.87m (3'9" × 2'10"): Tiled flooring. Wall and base kitchen units. Bowl and a half single drainer sink unit. Tiled splashback between units. New Indesit electric oven. Four-burner gas hob with extractor fan. Freestanding Bosch dishwasher and Kenwood undercounter fridge. Sliding patio doors to rear garden.

Utility Room 1.80m × 1.55m (5'11" × 5'1"): Tiled flooring. Plumbed for washing machine. Worcester Bosch Group oil burner. Door to side and front garden.

First Floor

Stairs and Landing 3.41m × 1.11m (11'2" × 3'8"): Carpet flooring. Shelved hot press with insulated hot water tank.

Primary Bedroom 3.77m × 3.51m (12'4" × 11'6"): Carpet flooring. Built-in double wardrobe. **En Suite** 2.32m × 1.41m (7'7" × 4'8"): Tiled floor. WC and wash hand basin with tiled splashback. Shavers light. Mira Sprint electric shower with partly tiled shower cubicle.

Bedroom 3.02m × 2.35m (9'11" × 7'9"): Carpet flooring. Built-in storage press.

Bedroom 4.07m × 2.66m (13'4" × 8'9"): Carpet flooring. Built-in double wardrobe.

Outside

Detached Garden Shed 3.56m × 2.95m (11'8" × 9'8"): Lighting and electricity connected. Suitable for home office, workshop, or additional storage.

Directions

Insert F92 E5F1 into google maps on your mobile phone and the map will take you directly to the property.

Additional Photographs and Video: Additional photos, 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





Special Features & Services

- Three-bedroom semi-detached home in move-in condition
- Solid timber flooring to sitting room
- Separate utility room
- Guest WC to ground floor
- Fully decked, enclosed rear garden
- Detached timber shed
- Feature coving and ceiling rose.

Included in sale

The sale includes all existing floor coverings, blinds and light fittings together with integrated and free standing electrical appliances with the exception of the washing machine in the utility room.

Special Features & Services

- Well-maintained lawn to front and side
- Walking distance to Letterkenny University Hospital, Bernard McGlinchey Town Park and Letterkenny town centre
- Oil-fired central heating
- uPVC double glazing
- Alarm Installed

BER

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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. 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.

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