

# For Sale

Asking Price: €215,500

**RAINEY**  
ESTATE AGENTS



34 The Park, Blue Cedars,  
Ballybofey, Co Donegal, F93 E6VK





This well-presented four-bedroom semi-detached home combines generous living space with a private, mature rear garden and the added benefit of a detached shed. Lovingly maintained by its original owner, the property features quality finishes throughout, including solid timber flooring in the sitting room and high-standard tiling across much of the house.

Located within a popular residential development just minutes from Ballybofey Town Centre, this home offers approximately 118 sq m (1,270 sq ft) of bright and versatile accommodation, ideal for a growing family, those seeking to downsize without compromise, or investors looking for a solid rental opportunity.

Inside, the layout comprises a welcoming entrance hall with a spacious guest WC and useful understairs storage, a comfortable sitting room, and an open-plan kitchen/dining area with adjoining utility room. Upstairs, there are four well-proportioned bedrooms, including a primary with en-suite, along with a modern family bathroom.

Externally, the property enjoys a private rear garden perfect for outdoor living, while to the front there is a generous driveway with ample parking for multiple vehicles.

#### Included in sale

The sale includes all existing floor coverings, curtains / blinds and light fittings together with integrated electrical appliances in the kitchen and the freestanding washing machine and tumble dryer in the utility room.

BER C1, BER No. 118696319

**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)





## Accommodation

**Entrance Hall** 5.47m x 1.78m \* (17'11" x 5'10" \*): Tiled flooring. \*widest point

**Wc** 2.15m x 1.02m (7'1" x 3'4"): Wc and whb with tiled splashback. Tiled Flooring.

**Sitting Room** 5.05m x 3.63m (16'7" x 11'11"): Solid timber flooring. Open fireplace.

### Kitchen / Dining Room

**Kitchen Area** 3.81m x 2.19m (12'6" x 7'2"): **plus** 1.71m x 1.32m (5'7" x 4'4"): Tiled Flooring. Wall and base kitchen units with tiling in between. Stainless steel sink unit with bowl and a half sink and drainer. Built-in AEG electric oven, Whirlpool four burner electric hob and Whirlpool extractor hood.

**Dining Area** 3.39m x 2.85m (11'1" x 9'4"): Tiled flooring, sliding door to rear patio area.

**Utility Room** 2.38m x 1.57m (7'10" x 5'2"): Tiled flooring, wall and base unit units, stainless steel sink unit with single bowl and drainer. Tiled splash back. Plumbed for washing machine and tumble dryer. Door to the rear garden.

### First Floor

**Primary Bedroom** 3.63m x 2.96m (11'11" x 9'9"): **plus** 1.86m x 0.28m (6'1" x 0'11"): **plus** 0.98m x 0.61m (3'3" x 2'): Laminate timber flooring. **Ensuite** 2.51m x 0.8m (8'3" x 2'7"): Tiled flooring, ¾ tiled shower cubicle with Heatstore shower unit. Wc and whb with tiled splashback and shavers light.

**Bedroom** 3.37m x 2.76m (11'1" x 9'1"): Laminate timber flooring.

**Bedroom** 3.63m x 2.68m (11'11" x 8'10"): Laminate timber flooring.

**Bathroom** 2.52m x 1.97m (8'3" x 6'6"): Bath, wc and whb with tiled splashback, shavers light. Separate shower with Heatstore shower unit. ¾ tiled walls. Tiled flooring.

**Bedroom** 2.74m x 2.16m (9' x 7'1"): **plus** 1.30m x 0.57m (4'3" x 1'10"): incorporating sliding wardrobes. Laminate timber flooring.

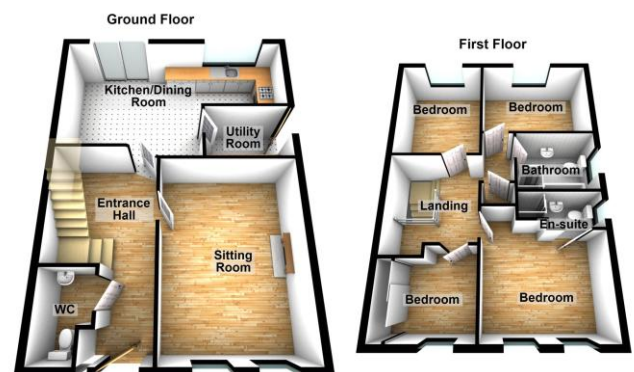
### Garden/Outside

Mature, enclosed private garden to the rear with patio area, ideal for children, pets and outside entertaining. Detached shed for extra storage space.

### Directions

Insert F93 E6VK into google maps on your smart phone and the map will take you directly to the property.





#### 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. 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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