

# For Sale

Asking Price: €289,500



28 Meadowfield Manor,  
Newtowncunningham, Co Donegal.



### ***A Superbly Renovated Family Home in the Heart of Newtowncunningham***

This is an outstanding four-bedroom detached residence, situated in the highly sought-after development of Meadowfield Manor, Newtowncunningham. Occupying a generous and fully enclosed site, this impressive two-storey property has been the subject of an extensive and tasteful programme of renovation, resulting in a home that is presented in truly exceptional condition throughout.

The property has been comprehensively upgraded to include a beautifully appointed kitchen, brand new flooring throughout, fully refitted sanitary ware, and fresh redecoration in every room. To the rear, a stunning patio area has been created, providing an excellent outdoor entertaining space, while the garage has been thoughtfully converted into a bright and versatile home office, complete with attic storage above. The rear garden is completely enclosed, offering privacy and security – ideal for young families.

Internally, the accommodation is both spacious and well-proportioned, with a welcoming entrance hall leading to generously sized reception rooms on the ground floor and four well-appointed bedrooms – including a principal bedroom with ensuite – to the first floor. The living space benefits from rich green feature walls and a traditional open fireplace with back boiler, while the kitchen is fitted to an exceptional standard with cream shaker-style cabinetry, rich walnut worktops, an instant hot water tap and a superb range style cooker as its centrepiece.

Meadowfield Manor is ideally positioned in the popular village of Newtowncunningham, which offers a strong sense of community and excellent local amenities. The village is just a short commute from both Letterkenny – the commercial hub of County Donegal – and the vibrant city of Derry, making this an outstanding opportunity for first-time buyers, families looking to upsize, and those seeking to trade down without compromising on quality or space.

**Included in sale** The sale includes all existing carpets, blinds and light fittings / shades in addition to the extractor fan, cooker, integrated dishwasher and fridge freezer. The curtains and the post box at the front door are specifically excluded from the sale.



## Accommodation

### Ground Floor

**Entrance Hall** 3.40m x 2.35m\* (11'2" x 7'9"\*)): Luxury marble-effect porcelain tiled floor, double doors to sitting room. Cloakroom off with WC and WHB. Staircase to first floor.

**Sitting Room** 6.45m x 3.51m (21'2" x 11'6")): A generous and light-filled principal reception room featuring an open inset fireplace with back boiler and polished surround and slate hearth, sage green feature wall, luxury marble-effect porcelain tiled floor, and patio doors leading directly to the rear patio and enclosed garden.

**Kitchen / Dining Room** 6.45m x 3.52m (21'2" x 11'7")): An exceptional fitted kitchen and dining space, fitted with an extensive range of cream shaker-style cabinetry with rich walnut worktops. Features include a Belfast style sink with instant hot water tap, a superb range style cooker set beneath a decorative arched mantle hood with feature patterned tiled splashback, recessed ceiling lighting, and a built-in pantry cupboard. Luxury marble-effect porcelain tiled floor throughout.

**Utility Room** 2.30m x 1.57m (7'7" x 5'2")): Plumbed for washing machine and space for tumble dryer, tiled floor.

### Upstairs

**Primary Bedroom** 3.51m x 3.39m (11'6" x 11'1")): A well-proportioned principal bedroom featuring full-height mirror-fronted sliding wardrobes, herringbone laminate flooring, and access to: **Ensuite** 2.34m x 1.57m (7'8" x 5'2")): WC, WHB on vanity unit with tiled splashback, fully tiled shower cubicle with Triton T90Si electric shower. Tiled floor.

**Bedroom 2** 3.51m x 2.00m (11'6" x 6'7")): A bright double bedroom with floor-to-ceiling sliding mirror wardrobes and laminate flooring.

**Bedroom 3** 3.53m x 3.20m (11'7" x 10'6")): A bright double bedroom with floor-to-ceiling sliding mirror wardrobes and wood-effect laminate flooring. Currently presented as a charming children's room with fairy-tale themed décor and bespoke wall mural.

**Bedroom 4** 3.16m x 2.45m (10'4" x 8') **Plus** 2.01m x 1.06m (6'7" x 3'6")): A generous double bedroom with floor-to-ceiling sliding mirror wardrobes and laminate flooring. Currently presented as a striking children's room featuring a full-wall jungle mural.

**Bathroom** 2.48m x 2.34m (8'2" x 7'8")): Wc, whb on vanity unit, fully tiled shower cubicle. Tiled floor.

**Garage** 6.14m x 3.76m (20'2" x 12'4")): Formerly the garage, this substantial outbuilding has been converted into a bright and versatile home office / studio space, finished with laminate timber flooring, multiple windows, and lighting. Stira staircase to attic storage above – providing excellent additional storage. Separate entrance door.

**Garden/Outside** The exterior of 28 Meadowfield Manor presents an attractive and well-maintained frontage, finished in a distinctive slate-grey render with white quoin detailing – a cohesive and striking aesthetic that has been carried throughout the property's outbuildings, gates, boundary fencing and wall. The front of the property provides ample tarmac off-street parking, complemented by a raised planter bed with established box ball and evergreen planting.

To the rear, the property has been transformed by the addition of a generous paved patio, laid in high-quality granite-effect block paving. This substantial outdoor space provides an excellent area for al fresco dining and entertaining, with raised rendered planter beds bordering the patio to the rear and side. Beyond the patio lies a well-maintained enclosed lawn, surrounded by timber and panel fencing and a block wall that ensures a high degree of privacy. A separate outbuilding – the converted home office – overlooks the garden from the rear boundary.

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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.

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