

For Sale

Asking Price: €425,000



3 Lios Na Greine, Lisnennan,
Letterkenny, Co Donegal, F92 T2VF



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A stunning two-storey detached modern home in the sought-after Lisnennan area of Letterkenny. Built in 2019 to exacting standards, this high-specification **A-rated energy-efficient residence** combines contemporary design with luxurious comfort. Light-filled interiors, meticulous finishes, and landscaped outdoor spaces create a home that is both stylish and practical.

Set within a prime location close to Letterkenny Town Centre, this property offers the perfect balance of convenience and tranquillity, with ample off-street parking and a large private garden.

This home is perfect for families and professionals seeking a modern, energy-efficient property in a prime Letterkenny location. With its landscaped garden, spacious interiors, and premium finishes, it offers both comfort and convenience – ready for immediate occupation.

Special Features & Services

- A-rated energy efficiency with air-to-water heat pump
- Detached home in a prestigious location
- Woodgrain effect triple-glazed PVC windows
- Oak doors with brushed chrome fittings
- Wired alarm system for peace of mind
- 2.70m / 9ft ceilings upstairs for enhanced space and light
- Electric car charger installed
- Extended tarmac driveway with parking for multiple vehicles



Accommodation

Entrance Hall 4.38m x 2.08m (14'4" x 6'10"): Elegant PVC door with glazed side panels, timber-effect tiled flooring, and understairs storage.

Sitting Room 4.41m x 3.13m (14'6" x 10'3"): **Plus** plus 2.19m x 0.39m (plus 7'2" x 1'3"): Warm and inviting with laminate timber flooring and a solid fuel stove fireplace.

Living Room 4.40m x 3.14m (14'5" x 10'4"): Bright space with laminate timber flooring and built-in bookshelves.

Kitchen / Dining Room 6.52m x 3.51m (21'5" x 11'6"): Contemporary high-gloss fitted kitchen with integrated appliances, corner pantry, recessed spotlights, and double patio doors opening to the rear garden.

Utility Room 1.97m x 1.95m (6'6" x 6'5"): Plumbed for washing machine and dryer, with direct garden access.

WC and whb 1.94m x 1.40m (6'4" x 4'7"): Tiled flooring. WC and WHB on vanity unit with tiled splash back. Built in medicine cabinet and clothes line.

UPSTAIRS

Landing 5.87m x 2.11m (19'3" x 6'11"): Light filled with carpet flooring and storage cupboard with shelving.

Primary Bedroom 3.56m x 3.13m (11'8" x 10'3"): Incorporating built-in sliding wardrobes. Carpet flooring.

En-Suite Shower Room 2.46m x 0.96m (8'1" x 3'2"): Tiled floor, fully tiled shower cubicle, WC and WHB on vanity unit with tiled splashback. Towel radiator. Ceiling spotlights.

Bedroom 4.11m x 3.15m (13'6" x 10'4"): Incorporating built in sliding wardrobes. Laminate flooring.

Bathroom 2.53m x 1.85m (8'4" x 6'1"): Tiled flooring. Fully tiled corner shower cubicle, bath with shower head, WC and WHB on vanity unit. Towel radiator, LED ceiling spotlights.

Bedroom 3.30m x 2.68m (10'10" x 8'10"): **plus** 1.11m x 0.46m: (3'8" x 1'6"): Incorporating built in wardrobes. Carpet flooring.

Bedroom 4.22m x 3.15m (13'10" x 10'4"): Incorporating built-in sliding wardrobes. Carpet flooring.

Directions

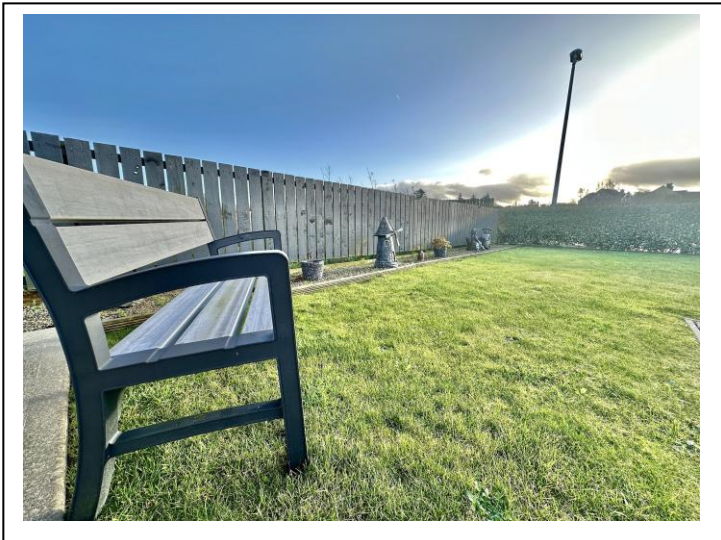
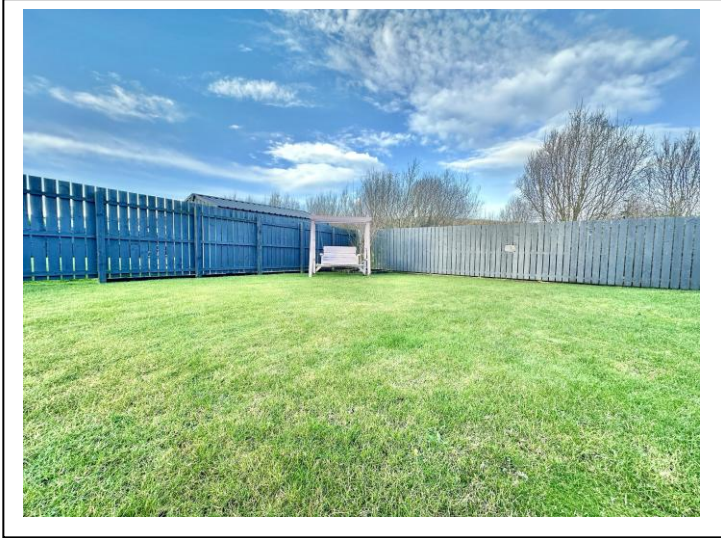
For ease of access, simply insert the Eircode **F92 T2VF** into Google Maps on your mobile phone. The map will guide you directly to the property.

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 and garden workshop and car charger.





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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