

For Sale

Asking Price: €189,000



47 Beechwood Park, Convoy,
Co Donegal, F93 F344



Situated in the sought-after "Beechwood Park" development, this charming three-bedroom semi-detached home offers spacious living, extending to approximately 113 sq m (1,223 sq ft). Just a short walk from Convoy village, the property benefits from a range of local amenities, including Scoil Bhríde National School, Convoy Joint National School, convenience stores, and pubs. Additionally, the larger towns of Stranorlar/Ballybofey and Letterkenny are within a 15-minute drive, offering further conveniences.

Lovingly maintained by its current owners, the property features a multi-fuel stove with a back boiler for added warmth and comfort. The rear garden is fully enclosed and has the benefit of a detached cavity wall garage offering excellent potential for conversion into a home office, hair/beauty salon, or similar use subject to planning. For pet lovers, there is a specially designed dog run and kennel with electricity.

Special Features & Services

- Oil fired central heating with back boiler.
- Fibre broadband.
- uPVC double glazed windows and doors.
- Spacious living and bedroom accommodation.
- Convenient location.
- Enclosed rear yard with detached garage.

Included in sale

The sale includes all existing floor coverings, blinds and light fittings together with integrated electrical appliances.

BER BER B3, BER No. 117746149



Accommodation

Ground Floor:-

Entrance Hall 4.76m x 1.99m (15'7" x 6'6") **Plus** 1.37m x 1.37m (4'6" x 4'6"): incorporating understairs storage with light, tiled flooring, newly laid carpet runner on the stairs.

Downstairs Wc 1.47m x 1.38m (4'10" x 4'6"): Tiled flooring. Wc and whb.

Sitting Room 3.86m x 4.75m (12'8" x 15'7"): Solid oak timber flooring. Ceiling coving and ceiling rose. Feature stone faced fireplace with free standing Stanley multi-fuel stove and back boiler. TV point.

Kitchen / Dining Area

Kitchen Area 2.87m x 3.01m (9'5" x 9'11"): Fully fitted wall and base units with a stainless steel sink and drainer. Built in Bosch electric oven and Bosch four burner gas hob and extractor fan. Integrated Maumatic fridge freezer and free standing Sharp dishwasher.

Dining Area 3.01m x 4.47m (9'11" x 14'8"): Solid oak timber flooring, patio doors to rear garden.

First Floor:-

Landing 3.64m x 2.29m (11'11" x 7'6"): Laminate flooring.

Primary Bedroom 3.38m x 3.58m (11'1" x 11'9"): Laminate flooring. **Ensuite Shower Room** 2.80m x 0.98m (9'2" x 3'3"): Laminate flooring, fully tiled walls, curved shower cubicle with Triton T90si electric shower unit, wc and whb. Shaver light and socket.

Bedroom 3.56m x 2.96m (11'8" x 9'9"): Laminate flooring.

Bedroom 4.77m x 2.94m (15'8" x 9'8") **Plus** 1.09m x 0.66m (3'7" x 2'2"): Laminate flooring.

Bathroom 2.28m x 1.93m (7'6" x 6'4"): Fully tiled walls and floor. Bath, wc and whb with shaver light and socket.

Garage 4.54m x 3.00m (14'11" x 9'10"): Electricity connected. External lighting. Cavity wall construction.

Enclosed Dog Run 5.20m x 1.35m (17'1" x 4'5"): with roof, concrete floors and dog house 1.00m x 1.00m. Electricity connected and heat light.

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

Directions

Insert F93 F344 into google maps on your mobile phone and the map will take you directly to the property.





NEGOTIATOR

Ms Kiara Rainey
Rainey Estate Agents
45 Port Road, Letterkenny,
Co Donegal, F92 X863
T: 074 912 2211
E: property@raineyproperty.ie

SOLICITOR

Ms Gillian McGough
McElhinney & Associates
Drumboe Lodge
Main Street
Stranorlar
Co Donegal F93 Y8NO
T: 0749175989

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.

Ordnance Survey Ireland Licence No. CYAL 50293602.

PSRA Registration No. 004598