

**Thorn Road, Letterkenny,
Co Donegal, F92 F86N
Asking Price: €415,000**



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"A Modern Masterpiece: Caroline Dickson-Designed Home

This exceptional contemporary residence, crafted by the renowned architect Caroline Dickson, offers a harmonious blend of modernist design and serene natural beauty. Nestled within a mature, elevated garden, the property commands breathtaking vistas of the surrounding countryside and River Swilly.

Accessed via a private driveway, the home welcomes you with a spacious reception hall bathed in natural light. The open-plan living room features a cosy fireplace and solid timber floors invites relaxation and entertaining. The adjacent dining room offers direct access to a sheltered outdoor terrace perfect for enjoying al fresco dining. A separate family room complete with stove provides additional comfortable accommodation.

The well-appointed kitchen boasts ample storage and counter space, complemented by a utility room and a convenient carport. Four generously sized bedrooms, including a renovated primary suite with a luxurious en-suite wet room, ensures comfortable living for families or those who frequently host guests.

Set on 0.62Ha (1.53 acres) approx., of mature grounds, this remarkable property offers a tranquil ambience, privacy and stunning views. The thoughtful design and attention to detail make it an ideal choice for discerning buyers seeking a truly exceptional home."

Distances

- Letterkenny Town Centre 3.60km
- Woodlands National School 3.40km,
- Educate Together National School 2.40km,
- Ballyraine National School 2.20km,
- Letterkenny Community Childcare 2.70km,
- Rainbows Montessori 3.50km
- Wonder Years @Cashelshanaghan 6.00km.

Special Features

- 1969 Architecturally designed house.
- River Swilly Views.
- 0.62 Ha (1.53 Acres) approximately.
- Oil fired central heating and open fire
- Split Level Bungalow
- Mature, landscaped garden
- Covered carport
- External store rooms
- Alarm Installed
- Septic tank, Mains water



ACCOMMODATION

Porch 1.97m x 1.67m (6'6" x 5'6"): Tiled flooring. Built-in closet.

Entrance Hall 3.78m x 1.95m (12'5" x 6'5"): **plus** 2.27m x 0.91m (7'5" x 3'): Carpet flooring. Built-in storage cupboard. Large glazed door and window allowing an abundance of natural light into the entrance hall.

Sitting Room 6.95m x 4.24m (22'10" x 13'11"): **plus** 3.26 x 0.35m (3.26 x 1'2"): Solid timber floors, large open fireplace. Dual aspect with views over the front garden, side garden and views of River Swilly.

Dining Room 4.07m x 3.24m (13'4" x 10'8"): Timber flooring, patio door. Steps down to sitting room.

Family Room 3.43m x 3.23m (11'3" x 10'7"): incorporating Firebird stove, concertina door to kitchen / dining, Large window overlooking the rear garden.

Kitchen / Dining 5.33m x 3.05m (17'6" x 10'): **Plus** 3.17m x 0.30m (10'5" x 1'): incorporating a fully shelved pantry. Solid timber flooring. Base and wall units kitchen units, Stainless steel double sink and drainer, plumbed for dish washer. Four burner ceramic Whirlpool hob and extractor. Built in Creda oven and grill.

Utility Room 3.14m x 1.34m (10'4" x 4'5"): Plumbed for washing machine, Belfast sink with hot and cold taps, skylight. Vinyl flooring.



WC off Utility Room 1.34m x 0.89m (4'5" x 2'11"): wc and whb half panelled timber walls, laminate flooring.

Hallway leading to bedrooms 7.49m x 0.92m (24'7" x 3'): carpet flooring.

Bathroom 2.55m x 2.01m (8'4" x 6'7"): Bath with overhead shower, 3/4 tiled walls, wc and whb.

Shower Room 2.40m x 1.99m (7'10" x 6'6"): Fully tiled shower enclosure with Aqua-stream shower, wc and whb.

Primary Bedroom 4.64m x 3.07m (15'3" x 10'1"): plus built in sliding wardrobes. Feature bay window with sitting area overlooking front lawn with views towards River Swilly. **Ensuite Wet Room** 3.09m x 3.02m (10'2" x 9'11"): Fully tiled walls and floor. Hydromax electric shower, wc and whb. Towel radiator.

Bedroom 3.87m x 2.85m (12'8" x 9'4"): (opposite bathroom) incorporating built in wardrobes, carpet flooring. Views overlooking front garden with views towards River Swilly

Bedroom 3.26m x 3.02m (10'8" x 9'11"): built in sliding wardrobes, carpet flooring. Views overlooking front garden with views towards River Swilly.

Bedroom 4.17m x 2.88m (13'8" x 9'5"): **Plus** 2.03m x 0.41m (6'8" x 1'4"): incorporating built in wardrobes, carpet flooring. Views overlooking front garden with views towards River Swilly.



Inner Hallway 3.14m x 0.92m (10'4" x 3'): leading to two storage rooms.

Closet 1.97m x 0.68m (6'6" x 2'3"): Shelved with hanging rails and radiator.

Storage Room 2.10m x 0.96m (6'11" x 3'2")

Storage Room 3.09m x 1.08m (10'2" x 3'7")

OUTSIDE

External Carport 5.29m x 2.92m (17'4" x 9'7"): Covered carport with direct access to utility room.

Store Room 3.09m x 2.23m (10'2" x 7'4"): plumbed for washing machine.

Boiler House 2.25m x 1.19m (7'5" x 3'11"): Oil burner installed.

DIRECTIONS Insert F92 F86N into google maps on your mobile phone and the map will take you directly to the property.

VIEWINGS Please contact us to make an appointment. Our office is open Monday to Friday 9.00am to 5:30pm. Viewings outside of these hours and Saturdays by appointment.

BER BER F, BER No. 117692798

ADDITIONAL PHOTOGRAPHS AND VIDEO Additional photos, floorplan and walkthrough video of this property are available on our social media channels and websites.

INCLUDED IN THE SALE The sale includes all existing floor coverings, blinds, light fittings together with integrated, built-in electrical appliances as mentioned in the brochure.

SOLICITOR Mr Garry Clarke, Lanigan Clarke, 6a Pearse Road, Letterkenny.







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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