

For Sale

Asking Price: €280,000



4 Brookfield Heights, Letterkenny,
Co Donegal, F92 E5X2



A well-presented recently renovated four bedroomed detached house extending to 134 sq m (1,442 sq ft) approximately, enjoying a quiet location in a mature residential development off the main Letterkenny to Kilmacrennan Road. This spacious property offers generous reception accommodation, four bedrooms and a large enclosed rear garden. The property should be of interest to owner occupiers / investors seeking an attractive detached property which is located conveniently to the town's amenities / facilities including Bernard McGlinchey Town Park, Letterkenny University Hospital, Tata, PGIM , Sita and Optum.

Special Features & Services

- Recently refurbished and painted internally and externally.
- Newly rewired electrics.
- New floor coverings to include laminate flooring and carpets.
- New internal doors and door furniture.
- Timber framed house.
- New oil burner installed.
- PVC double glazed window and door frames.
- Quiet location in a mature development.
- Oil fired central heating.
- Enclosed rear garden with side gate.
- Within walking distance of town centre amenities and Bernard McGlinchey Town Park.

Included in sale

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

BER BER C3, BER No. 111562682



Accommodation

Ground Floor

Entrance Hall 3.32m x 2.29m (10'11" x 7'6") Laminate timber flooring.

Downstairs WC and WHB 1.91m x 0.83m (6'3" x 2'9")

Sitting Room 7.04m x 3.58m (23'1" x 11'9") Laminate timber flooring. Open fireplace. Sliding door to rear garden.

Kitchen / Dining Area 7.05m x 3.59m (23'2" x 11'9") Vinyl flooring. Fully fitted wall and base units with tiling in between. Stainless steel sink unit and drainer. Built in Logic oven with four burner electric ceramic hob, extractor fan, Beko freestanding fridge freezer and freestanding Nordmende dishwasher.

Utility Room 2.29m x 1.58m (7'6" x 5'2") Vinyl flooring. Plumbed for the washing machine. Door the rear garden.

First Floor

Landing 4.47m x 0.98m (14'8" x 3'3") Hotpress, attic storage.

Primary Bedroom 3.36m x 3.60m (11' x 11'10") plus 1.70m x 0.55m (5'7" x 1'10") Carpet flooring. **En-Suite Shower Room** 2.30m x 1.58m (7'7" x 5'2") Vinyl flooring. WC, WHB and fully tiled shower cubicle with Triton T80si electric shower unit.

Bedroom 2 3.60m x 2.48m (11'10" x 8'2") plus 1.61m x 0.55m (5'3" x 1'10") Carpet flooring.

Bedroom 3 3.58m x 3.35m (11'9" x 11') Carpet flooring.

Bedroom 4 3.58m x 2.52m (11'9" x 8'3") plus 2.47m x 1.08m (8'1" x 3'7") Carpet flooring.

Bathroom 2.48m x 2.29m (8'2" x 7'6") Bath, WC, WHB. ¾ tiled shower cubicle with a Triton T80si electric shower unit. Vinyl flooring.

Outside

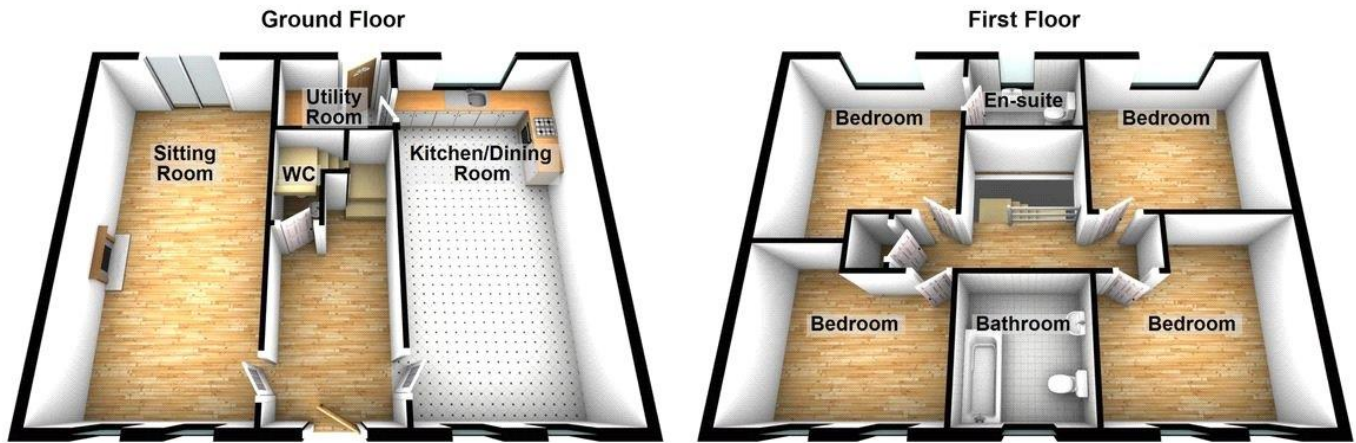
Enclosed rear garden and garden to the front. Parking in the front driveway for multiple vehicles.

Directions

Insert F92 E5X2 into google maps on your mobile phone and the map will take 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





FLOORPLANS



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.

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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