

For Sale

Asking Price: €285,000



13 Beechwood Avenue, Letterkenny,
Co Donegal, F92 TDK5



raineyproperty.ie / daft.ie / myhome.ie / proptypal.com



This beautifully refurbished four-bedroom detached bungalow offers turnkey living in one of Letterkenny's most desirable and established residential neighbourhoods. Tastefully modernised throughout, the property features modern internal doors, stylish floor finishes, a contemporary kitchen, and fresh decor inside and out—making it an ideal option for those seeking a move-in-ready home.

Located on the popular Beechwood Avenue, just off Iona Road and New Line Road, the home enjoys a superb position within a mature and highly regarded residential area renowned for its convenience. Residents benefit from an exceptional range of nearby amenities, including MACS Mace & Deli, and a selection of respected schools all within walking distance: Scoil Colmcille, Scoil Mhuire Gan Smál, Loreto Convent, and St Eunan's College.

Suited to those wishing to enjoy the comforts of a private, easy-care site without sacrificing proximity to the town centre, this property offers a rare blend of convenience, accessibility and practicality. Whether you're stepping onto the property ladder, seeking to downsize, or looking for a solid investment opportunity, this home delivers both comfort and long-term value.

[Vacant Homes Refurbishment Grant](#)

The property has been vacant for 2 years and should qualify for the grant.

[Included in sale](#)

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



Accommodation

Entrance Hall 1.74m x 1.46m (5'9" x 4'9"): Laminate Flooring.

Inner Hall 8.95m x 1.27m (29'4" x 4'2"): Laminate flooring and attic door with pull down stairs installed.

Living Room 5.13m x 3.13m (16'10" x 10'3"): Carpet flooring. Fireplace with tiled surround, tiled hearth and electric fire insert. TV point. Feature ceiling coving with ceiling rose. Large window overlooking front garden.

Dining Area 3.48m x 2.77m (11'5" x 9'1"): Carpet flooring. Feature arch through to the living room. Ceiling coving.

Kitchen 3.45m x 2.71m (11'4" x 8'11"): Laminate flooring, newly installed fully fitted wall and base kitchen units with stainless steel sink unit with bowl and a half and drainer, four burner gas hob, extractor fan and built-in Electrolux double oven. Door to the backyard.

Wet Room 2.83m x 2.05m (9'3" x 6'9"): Incorporating a fully shelved hotpress. Fully tiled walls and vinyl floor covering. WC, WHB, with mains shower.

Bedroom 4.74m x 2.70m (15'7" x 8'10"): Carpet flooring.

Bedroom 2.84m x 2.18m (9'4" x 7'2"): Carpet flooring.

Bedroom 4.38m x 2.86m (14'4" x 9'5"): Built-in wardrobes. Carpet flooring.

Bedroom 4.44m x 3.27m (14'7" x 10'9"): Carpet flooring.

Special Features & Services

- Approximately 104 sqm (1,127 sq ft).
- Conveniently located within walking distance of Letterkenny Town Centre.
- Equipped with oil-fired central heating.
- Features double glazed PVC windows and doors.
- Originally constructed circa 1975.
- Low maintenance garden.
- Private off street parking.

Garden/Outside

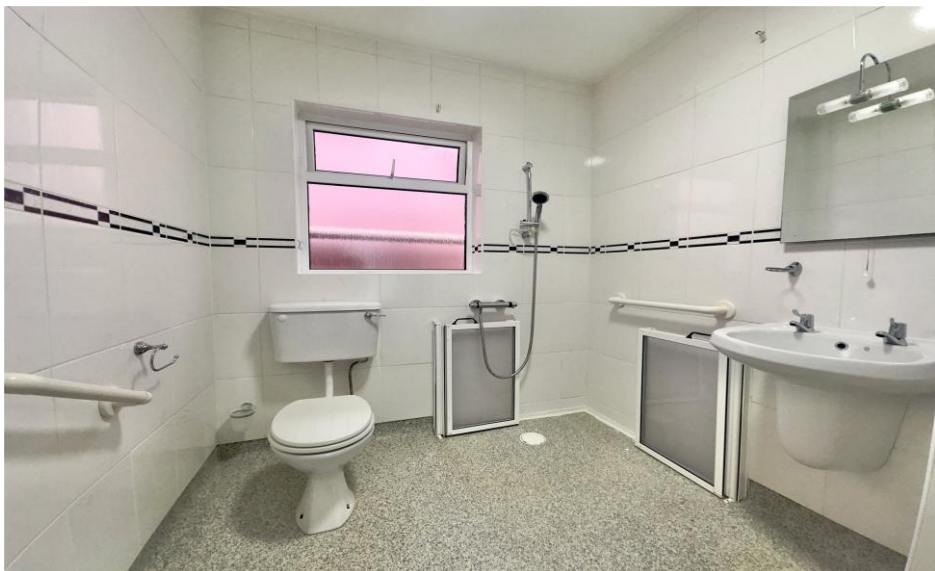
Patio to the rear with a concrete path surrounding the house and an external boiler room. The front garden has a lovely mature bedding plant area with decorative stone. There is parking on the driveway for multiple vehicles.

Directions

Insert F92 TDK5 into Google Maps on your mobile phone and the map will direct you straight to the property.

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

BER F, BER No. 116703992





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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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