

For Sale

Asking Price: €399,000

RAINEY
ESTATE AGENTS



92 Crieve Mor Avenue, Letterkenny,
Co Donegal, F92 R2DY



Some homes feel finished the moment you step inside. No. 92 Crieve Mor Avenue is one of them. This stunning, recently constructed A-rated four-bedroom semi-detached home has been tastefully decorated by its current owners, with many upgrades and additions, and is in ready-to-move-into condition.

Upgrades throughout include quality laminate timber flooring, large-format porcelain floor tiles and high-quality light fittings. The kitchen, the heart of the house, has been extended with additional counter and cupboard space, setting it apart from the standard kitchen in the development. It is finished with a quartz worktop and splashback carried up to the windowsill and top-of-the-range Bosch appliances: a built-in oven and microwave and an integrated dishwasher. A four-burner gas hob, an LG American-style fridge freezer and additional kitchen presses and counter top have been added in the nook area providing additional storage space. . The light filled sitting room, with its bay window, wall-mounted electric fire and soft recessed lighting, is an easy place to settle in at the end of the day. A utility area and a fully tiled guest WC complete the ground floor.

Upstairs, three of the bedrooms benefit from built-in sliding wardrobes, including the primary bedroom with its triple sliding wardrobes, bay window and fully tiled en-suite, and the fourth bedroom has its own built-in storage press. The fully tiled family bathroom has both a bath and a separate enclosed shower, a real advantage on busy mornings.

Whether you are buying your first home, moving up to make room for a growing family, or looking for a smaller, lower-maintenance home with the running costs that come with an A-rated build, No. 92 is ready to live in from day one. The tasteful furniture is also available to purchase, making for an easy, fully furnished start.



Accommodation

Entrance Hall 4.97m x 1.98m (16'4" x 6'6"): A bright, welcoming hallway with laminate timber flooring.

Sitting Room 4.30m x 4.97m (14'1" x 16'4"): **plus** 2.08m x 0.70m (6'10" x 2'4"): A warm, comfortable living room with a bay window to the front with laminate timber flooring, wall-mounted electric fire and recessed LED ceiling spotlights.

Kitchen / Dining 4.68m x 4.52m (15'4" x 14'10"): **plus** 1.92m x 1.68m (6'4" x 5'6"): A generous, sociable space for family meals and entertaining. Recessed LED spotlights. Upgraded and extended kitchen, fully fitted with units incorporating a built-in Bosch electric oven, built-in Bosch microwave, four-burner gas hob and integrated Bosch dishwasher. LG American-style fridge freezer. Quartz-style worktop and splashback, carried up to the windowsill. Additional corner press units with timber worktop.

Utility Area 1.79m x 1.27m (5'10" x 4'2"): Plumbed for LG combi washer / dryer. Counter top and built-in storage area.

Guest WC 1.77m x 1.44m (5'10" x 4'9"): Fully tiled walls and floor. WC, WHB and shaver light.

Upstairs

Bedroom 1 3.37m x 2.91m (11'1" x 9'7"): Laminate timber flooring. Built-in sliding wardrobe.

Bedroom 2 3.43m x 2.74m (11'3" x 9'): **plus** 1.12m x 0.63m (3'8" x 2'1"): Laminate timber flooring. Built-in sliding wardrobe.

Bathroom 2.61m x 2.18m (8'7" x 7'2"): Fully tiled walls and floor. Bath with shower head, separate enclosed shower cubicle, WC, WHB on vanity unit and built-in medicine cabinet with motion sensor LED mirror.

Bedroom 3 2.85m x 2.38m (9'4" x 7'10"): Incorporating built-in storage space.

Primary Bedroom 3.91m x 3.09m (12'10" x 10'2"): **plus** 2.09m x 0.70m (6'10" x 2'4"): **plus** 1.08m x 1.06m (3'7" x 3'6"): Triple built-in sliding wardrobes. A lovely principal bedroom with bay window and the convenience of a private en-suite. **En-suite** 2.76m x 0.95m (9'1" x 3'1"): Fully tiled walls and floor. Enclosed shower cubicle, WC, WHB on vanity unit and LED mirror.

Directions

Type F92 R2DY into Google Maps on your phone for directions straight to the door

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





Special Features

- Four-bedroom semi-detached home in an A-rated development
- Upgraded finishes throughout this stunning home and premium bathroom accessories.
- Air to water heating system.
- Electric car charging station.
- Dunnes Stores (Oldtown Road): 1.9 km, about 6 minutes' drive
- Scoil Cholmcille (Convent Road): 2.3 km, about 7 minutes' drive
- Scoil Mhuire gan Smál (Sentry Hill Road): 3.8 km, about 10 minutes' drive
- Letterkenny University Hospital: 4.2 km, about 11 minutes' drive
- Optum Ireland (Windyhall): 4.8 km, about 13 minutes' drive

Included in sale

The sale includes all existing floor coverings, blinds and light fittings, together with all integrated / built-in and free standing electrical appliances. A schedule of contents is available for purchase separately.

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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.

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