

For Sale

Asking Price: €230,000



74 The Green, Ballymacool,
Letterkenny, Co Donegal, F92 V8R6



A superb three-bedroom semi-detached home situated in the highly sought-after development of Ballymacool, Letterkenny. Presented in excellent walk-in condition throughout, this property offers a rare combination of quality finish, generous accommodation and a wonderful private rear garden – ideal for families, downsizers and investors alike.

Internally, the property benefits from solid timber floors in the sitting room, tasteful and recently refreshed décor, and a bright open-plan kitchen and dining area which opens directly onto a generous rear paved patio and garden.

To the front of the property there is tarmac driveway offering off-street parking for multiple vehicles, with a lawned garden area and pleasant street frontage within this mature development.

The rear garden is a particular feature of this home. Enclosed by a mature bay-leaf hedge affording excellent privacy, it enjoys afternoon and evening sunshine, making it an ideal space for outdoor entertaining.

Located minutes from Ballymacool Town Park and Letterkenny town centre, the property is well-served by local schools, retail, leisure facilities and public transport links. Early viewing is strongly recommended.



Accommodation

Entrance Hall 4.67m x 2.08m (15'4" x 6'10"): Welcoming hall with access to all ground-floor rooms; staircase to first floor. Incorporates understairs storage which is plumbed for a downstairs WC. Solid timber flooring.

Sitting Room 4.28m x 3.86m (14'1" x 12'8"): plus bay window. Bright and spacious dual-aspect room with solid timber floor, bay window, cast iron fireplace with surround, and ceiling coving detail.

Kitchen / Dining

Kitchen Area 2.56m x 2.20m (8'5" x 7'3"): Wall and base kitchen with subway tiles in between, stainless steel unit with drainer. Plumbed for washing machine, integrated Canpocket fridge freezer, five burner gas hob with electric oven and extractor fan, Recessed ceiling spotlights. Sliding patio doors to rear garden.

Dining Area 3.86m x 3.92m (12'8" x 12'10"): Dining area with ample space for family table, tiled floor, feature coving.

Landing 2.95m x 1.12m (9'8" x 3'8"): carpet flooring.

Hot-press Shelved, Willis type immersion.

Primary Bedroom 3.02m x 3.67m (9'11" x 12'): plus 2.10m x 2.76m (6'11" x 9'1") *widest point: Generous double bedroom with dramatic red feature wall, fitted wardrobes, carpet flooring. **Ensuite Shower Room** 1.66m x 1.48m (5'5" x 4'10") *widest point: Tiled floor, wc and whb with tiled splashback, shavers light, ¾ tiled shower cubicle with Triton T90SI electric shower unit.

Bedroom 2.97m x 2.38m (9'9" x 7'10"): Carpet flooring.

Bedroom 2.98m x 3.42m (9'9" x 11'3"): plus 0.92m x 0.67m (3' x 2'2"): Double bedroom with contemporary duck-egg feature wall, built in wardrobes, carpet flooring.

Bathroom 2.27m x 1.77m (7'5" x 5'10"): Tiled floor, wc and whb with tiled splash back, bath area fully tiled with an overhead mains shower. Velux window.

Included in sale The sale includes all existing floor coverings, blinds, curtains together with integrated electrical appliances and light fittings, with the exception of the ceiling light and mirror in the sitting room and the washing machine in the kitchen.

BER BER B, BER No. 103184560

Directions Insert F92 V8R6 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





Special Features & Services

- Ready to move-in condition.
- Solid timber floor in the sitting room.
- Open-plan kitchen/dining with patio access.
- Large, private rear garden – afternoon sun.
- Mature bay-leaf hedge – excellent privacy.
- Double-glazed uPVC windows throughout.
- Oil-fired central heating with new Grant condenser burner.
- Rear patio – ideal for outdoor entertaining.
- Excellent rental/investment yield potential.
- Minutes from Ballymacool Park.
- Newly opened convenience shop nearby.

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. 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. Rainey Estate Agents for themselves and for the vendors of this property, whose agents they are, give notice that these particulars do not form any part of a contract and are prepared in good faith for guidance purposes only. All measurements are approximate and taken to the widest point. Intending purchasers must satisfy themselves as to the accuracy of details given.

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