

For Sale

Asking Price: €125,000



43 Ashlea Grove, Killea,
Co Donegal, F93 H4C0



This well-presented three-bedroom semi-detached home is situated in the established and popular residential development of Ashlea Grove, Killea, Co. Donegal.

The property has been owner-occupied and is presented to a high standard, reflecting the genuine care and investment of its current owners. The interior has been upgraded in recent years and includes fitted sliding wardrobes to the bedrooms, quality laminate flooring throughout the living accommodation, and ceramic tiling to both the entrance hallway and kitchen – all completed within the last five years.

To the rear, a newly replaced timber decking area provides an attractive and private outdoor living space. Side access to the rear garden adds a practical and desirable feature for both occupiers and investors alike.

Killea is a well-connected village ideally positioned for commuters, situated within easy reach of both Letterkenny and Derry City, making this an excellent proposition for the rental market and for buyers seeking an accessible, established location with strong letting potential.

Rental Potential

The rental market in this area continues to perform strongly, driven by demand from commuters to both Letterkenny and Derry City.

Defective Concrete Blocks

This property has been tested and is only available to cash buyers.



Accommodation

Entrance Hall 4.49m x 1.93m (14'9" x 6'4"): Large porcelain tiled floor. Stairs to first floor landing. Feature wrought iron style radiator. Under-stair storage with motion sensor light.

Sitting Room 3.91m x 5.31m (12'10" x 17'5"): Laminate timber flooring. Multi-fuel stove with back boiler and floating timber mantle.

Kitchen / Dining 3.76m x 5.97m (12'4" x 19'7"): Large porcelain tiled floor. Fully fitted wall and base kitchen units with subway tiling between. Electric range-style oven with eight-burner gas hob and extractor hood. Integrated PowerPoint fridge freezer. Recessed ceiling spotlights. Double doors to external deck area.

Utility Room 2.29m x 1.58m (7'6" x 5'2"): Large porcelain tiled floor. Partial subway tiles on walls. Plumbed for washing machine. Door to rear deck area.

Downstairs Toilet 2.09m x 0.89m (6'10" x 2'11"): wc and whb.

FIRST FLOOR

Landing 3.265m x 3.52m (10'9" x 11'7"): Incorporating hot press, carpet flooring. Feature panel wall. Attic door.

Bedroom 2.68m x 2.55m (8'10" x 8'4"): Currently used as a dressing room with sliding wardrobes. Could also be configured as a single bedroom.

Bedroom 3.37m x 3.31m (11'1" x 10'10"): Carpet flooring. Feature panel wall.

Primary Bedroom 2.83m x 3.91m (9'3" x 12'10"): **plus built-in wardrobes:** 0.40m x 2.03m (1'4" x 6'8"): Laminate flooring. **Ensuite Shower Room** 1.44m x 1.96m (4'9" x 6'5"): **Plus Shower Area** 0.77m x 0.90m (2'6" x 2'11"): Fully tiled shower cubicle, tiled floors, half tiled walls, wc and whb.

Bathroom 2.174m x 2.32m (7'2" x 7'7"): **plus** 4.34m x 0.46m (14'3" x 1'6"): Tiled floor. Half-tiled walls. Bath with telephone taps. wc. whb. Towel radiator.

Garden/Outside

Enclosed rear garden with timber decking area and side access.

Directions

Insert F93 H4C0 into google maps on your mobile phone and the map will take you directly to the property.





Included in sale

The sale includes all existing floor coverings, blinds and light fittings together with integrated electrical appliances and fitted wardrobes.

BER BER B3, BER No. 113099113

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



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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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