

# For Sale

Asking Price: €259,000



3 Old Brook Court, Letterkenny,  
Co Donegal, F92 V4F4

**BER** E1

[daft.ie](https://www.daft.ie) / [myhome.ie](https://www.myhome.ie) / [property.ie](https://www.property.ie) / [propertypal.com](https://www.propertypal.com)





Nestled within a well-established enclave of just 10 bungalows, this charming 1970s, four bedroom, two bathroom, two reception room bungalow boasts timeless appeal. The open-plan kitchen / living / dining area creates an inviting and versatile space for both family life and entertaining. The recently refurbished sitting room features contemporary touches while retaining the classic character of the home. Enjoy your morning coffee in the enclosed rear garden that's also perfect for kids and pets. Perched on an elevated position, this bungalow offers views of Letterkenny Town Centre.

While tucked away in a peaceful neighbourhood, you're just a stone's throw from Letterkenny's bustling town centre. Proximity to schools, parks, and shopping adds to the convenience of this location. Off-street parking spaces ensure you always have room for guests.

#### Special Features & Services

- Extends to 122.23 sqm (1,316 sq ft) approximately.
- Oil-fired central heating.
- Recently painted interior.
- Originally constructed circa 1974.
- Double glazed PVC windows and doors.
- Kernans / Old Town Stores / Chinese Takeaway, Now Doc and Dunnes Stores are within walking distance.

#### Inclusions

All existing carpets / floor covering, curtains / blinds and light fittings / shades are included in the sale along with the integrated and / or built in electrical appliances.





## Accommodation

**Entrance Hall** 1.71m x 0.92m (5'7" x 3') Glazed tile flooring. Built in cloak closet.

**Inner Hall** 5.30m x 1.02m (17'5" x 3'4") Glazed tile flooring.

**Sitting Room** 4.32m x 3.85m (14'2" x 12'8") Recently redecorated. Large bay window overlooking the front garden. Laminate flooring. Feature electric fireplace with built in unit and shelving on either side and feature LED lighting. Ceiling corning.

**Kitchen** 3.39m x 2.72m (11'1" x 8'11") Fully fitted Oak style kitchen units with tiling between wall and base and a stainless-steel sink. Freestanding Beko dishwasher, Hotpoint washing machine and Hotpoint fridge / freezer, built-in Whirlpool electric oven and grill, four burner Zanussi induction hob and extractor fan. Door to rear garden.

**Living Room** 4.73m x 2.71m (15'6" x 8'11") Glazed tiled floor. Dual aspect room allowing an abundance of natural light. Patio doors to the front garden.

**Dining Room** 2.73m x 2.63m (8'11" x 8'8") plus 1.49m x 1.03m (4'11" x 3'5") Glazed tiled floor, open fireplace.

**Bedroom Hall** 3.46m x 0.84m (11'4" x 2'9") Glazed tile flooring.

**Primary Bedroom** 3.90m x 3.17m (12'10" x 10'5") plus 1.76m x 0.99m (5'9" x 3'3") Laminate flooring. Door to **Jack and Jill Wet Room** 1.84m x 1.51m (6' x 4'11") Fully tiled walls and floors. WC, WHB. Electric Triton T90si shower unit.

**Bedroom** 3.62m x 2.74m (11'11" x 9') plus 0.98m x 0.89m (3'3" x 2'11") Laminate flooring. View of the back garden. Door to the Jack and Jill Wet Room.

**Bedroom** 3.22m x 2.86m (10'7" x 9'5") Laminate flooring.

**Bedroom** 3.63m x 2.39m (11'11" x 7'10") Laminate flooring.

**Bathroom** 3.30m x 1.51m (10'10" x 4'11") Fully tiled floor, half tiled walls, WC, WHB and bath.

## Outside

Rear garden enclosed with timber fencing with gates on either side of the house. Patio area. Detached garden shed.

BER E1, BER No. 116742016

**Additional Photographs and Video:** Additional photos, floorplan and walkthrough video of this property are available on our social media channels and websites.

## Directions

Insert F92 V4F4 into google maps on your mobile phone and the map will take you directly to the property.







**NEGOTIATOR**

Kiara Rainey  
Rainey Estate Agents  
45, Port Road, Letterkenny,  
Co Donegal  
T: 074 9122211  
E: [property@sfr.ie](mailto:property@sfr.ie)

**SOLICITOR**

Ms Bernadette Goff  
Bernadette Goff & Co Solicitors  
11 Eglinton Road  
Bray  
Co Wicklow  
T: 012 765008  
E: [info@bernadettegoff.com](mailto:info@bernadettegoff.com)

**VIEWING DETAILS**

Please contact us to make an appointment. Our Office is open Monday to Friday 9am to 5:30pm. 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.

Ordnance Survey Ireland Licence No. CYAL 50293602.

PSRA Registration No. 002285