

# For Sale

Asking Price €130,000



80 Rann Mor Walk, Letterkenny,  
Co Donegal, F92 C2PD





### Spacious Four/Five Bedroom Detached Residence

This impressive detached home extends to approximately 155 sq m (1,673 sq ft) and is ideally situated in a peaceful cul-de-sac within a highly sought-after residential development.

The property boasts generous and well-proportioned living accommodation, including multiple reception areas, four well-appointed bedrooms with the option of a fifth, and a substantial rear garden offering excellent outdoor space.

Conveniently located close to Letterkenny's main amenities, the home is within easy reach of Main Street, Letterkenny University Hospital, and leading employers such as Tata, PGIM, Sita, and Optum. This property presents an excellent opportunity for both owner-occupiers and investors seeking a spacious, well-located detached residence.

#### Special Features & Services

- Spacious living accommodation
- PVC double glazed window frames
- Quiet cul-de-sac location
- Oil fired central heating
- Large corner garden



## Accommodation

**Entrance Hall** 4.68m x 1.97m (15'4" x 6'6"): glazed tile flooring.

**Sitting Room** 4.69m x 4.07m (15'5" x 13'4") Plus **Bay window** 2.05m x 0.75m (6'9" x 2'6"): : laminate flooring, open fireplace, bay window. Double doors to kitchen / dining room.

**Kitchen / Dining Room** 6.18m x 3.55m (20'3" x 11'8"): Glazed tiled flooring. Sliding patio door to the rear garden. Wall and base kitchen units with breakfast bar, Fagor electric oven and four burner Fagor ceramic hob and extractor fan.

**Utility Room** 3.19m x 2.88m (10'6" x 9'5"): Plumbed for washing machine and tumble dryer. Door to rear garden. Incorporating downstairs wc and whb.

**Bedroom** 5.08m x 3.19m (16'8" x 10'6"): Laminate flooring.

## UPSTAIRS

**Primary Bedroom** 3.30m x 3.99m (10'10" x 13'1") **Bay window** 2.07m x 0.76m (6'9" x 2'6"): double doors to Juliet balcony. Laminate flooring. **Ensuite Shower Room** 2.86m x 0.89m (9'5" x 2'11"): Wc and whb, fully tiled shower cubicle with Triton T80xr shower unit. Laminate flooring.

**Bedroom** 5.61m x 3.18m (18'5" x 10'5") **Plus** 1.22m x 1.37m (4' x 4'6"): Laminate flooring, eaves storage.

**Bedroom** 3.44m x 3.28m (11'3" x 10'9"): Laminate flooring.

**Bedroom** 2.82m x 2.78m (9'3" x 9'1"): incorporating built-in storage cupboard

**Bathroom** 2.63m x 2.06m (8'8" x 6'9"): Wc and whb and bath. Fully tiled shower cubicle with mains shower. Laminate flooring.

## Included in the Sale

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

## Directions

Insert (Eircode) into google maps on your mobile phone and the map will take you directly to the property.

## Additional Photographs and Video:

Additional photos of this property are available on our social media channels and websites. [raineyproperty.ie](http://raineyproperty.ie) / [daft.ie](http://daft.ie) / [myhome.ie](http://myhome.ie) / [propertypal.com](http://propertypal.com) / [property.ie](http://property.ie)

## Defective Concrete Block Survey

Cash Buyers Only







#### NEGOTIATOR

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#### SOLICITOR

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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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