



"Gartan House", College Road, Letterkenny,
Co Donegal, F92 VK2C
Asking Price €449,000





"Gartan House" is a hidden gem nestled in the heart of Letterkenny, a testament to architectural innovation from the late 1970s. Influenced by the owner's time in America, the house boasts unique design features such as a basement, distinctive windows, and a welcoming fireplace. This dwelling, ahead of its time, spans an impressive 230 square meters (approximately 2,474 square feet) and boasts an array of amenities.

Comprising three inviting reception rooms, three well-appointed bedrooms, two bathrooms and two additional rooms upstairs, "Gartan House" ensures comfort and style. The attached garage further enhances convenience. A notable highlight is the expansive basement, extending an additional 120 square meters (approximately 1,291 square feet), providing versatile space primed for transformation into a children's playroom, a serene study / home office or a home cinema.

Set on an extensive plot spanning over 0.50 hectares (1.25 acres) of mature, meticulously landscaped gardens, the property affords a picturesque vantage point. The elevated position grants panoramic views that encompass Letterkenny, stretch towards Rockhill, and extend over to Glenswilly. Remarkably, this serene sanctuary is located a mere 500 metres from Letterkenny's bustling Town Centre, offering the perfect blend of tranquillity and accessibility to the town's amenities and services.

The home's proximity to educational institutions such as St Eunan's College, Loreto Convent, Scoil Colmcille, and Scoil Mhuire Gan Smal renders it an ideal choice for families. With educational excellence within walking distance, "Gartan House" presents an optimal family-centric locale.

Approaching the property along a shared driveway, a verdant expanse shrouded in mature trees unfolds to the left. This area holds intriguing potential for future development, subject to securing planning permission, and could be transformed into an additional dwelling, amplifying the property's appeal.

Key Features:

- Captivating countryside vistas.
- Conveniently situated within a short walking distance of Letterkenny Town Centre.
- Thoughtfully designed, expansive living spaces to accommodate various needs.
- Double-glazed uPVC woodgrain effect window and door frames.
- Oil fired central heating.
- Unleash your creativity with the basement's potential for conversion.
- Secure storage and parking options with the inclusion of a garage.
- Outdoor pleasures await on the inviting patio area.
- Exciting development prospects for an extra house, subject to the acquisition of planning permission.

In essence, "Gartan House" encapsulates a harmonious blend of architectural ingenuity, spacious elegance, and a tranquil ambiance. It stands as a remarkable residence with an inviting aura, offering an exquisite living experience in the heart of Letterkenny.



ACCOMMODATION

Ground Floor

Entrance Porch 2.05m x 0.96m (6'9" x 3'2") Hardwood frame door with glazed side panels. Decorative cornicing. Feature stain glass inner hardwood door.

Entrance Hall 4.26m x 2.05m (14' x 6'9") Stairs to upper floor accommodation.

Sitting Room 6.37m x 4.19m (20'11" x 13'9") plus Bay Window 3.83m x 0.82m (12'7" x 2'8") Feature stone clad fireplace, built-in shelving either side, double fronted room. Double doors leading to dining room. Feature ceiling cornicing.

Dining Room 4.07m x 3.33m (13'4" x 10'11") Door leading to kitchen.

Kitchen / Dining 4.59m x 3.14m (15'1" x 10'4") Cream kitchen units with built in Normende dishwasher, Indesit Fridge Freezer, Zanussi ceramic 4 burner hob and extractor fan, Indesit oven and Sharp microwave. Door to rear yard and stairs to basement.

Bathroom 3.11m x 1.78m (10'2" x 5'10") plus 1.15m x 0.90m (3'9" x 2'11") Bath, wc and whb plus shower cubicle with Mira Elite electric shower and large 1m shower tray, fully tiled walls and flooring. Feature circular window.

Primary Bedroom 4.11m x 3.13m (13'6" x 10'3") plus **Built-in Wardrobe** 1.46m x 0.97m (4'9" x 3'2") plus **Ensuite** 1.55m x 1.85m (5'1" x 6'1") Mira Elite electric shower with large 1m shower tray, wc and whb. Fully tiled walls and floor. Shaver socket & light. Feature circular window.

Bedroom 2 4.23m x 3.25m (13'11" x 10'8") plus Built-in Wardrobe 1.56m x 0.62m (5'1" x 2')

Bedroom 3 3.77m x 3.24m (12'4" x 10'8") plus Built-in Wardrobe 1.57m x 0.63m (5'2" x 2'1")



ACCOMMODATION

Dormer Accommodation

Landing 3.86m x 3.67m (12'8" x 12') Incorporating wc and whb with fully tiled walls and flooring. Skylight.

Room 5.02m x 3.57m (16'6" x 11'9") Carpet flooring.

Store room 5.02m x 3.56m (16'6" x 11'8") Chimney breast in centre of room.

Basement

Open Plan Area 16.39m x 4.20m (53'9" x 13'9") plus 7.90m x 7.42m (25'11" x 24'4") Electricity connected and radiators fitted. Ample natural lighting through numerous windows.

Utility Area 6.93m x 3.68m (22'9" x 12'1") Sink, plumbed for washing machine. Oil burner. Potential to re-open independent access to the basement area.

Outside

Garage 5.25m x 4.12m (17'3" x 13'6") Roller Door.

BOUNDARY MAP

The entire property is contained in Folio DL39006 and a copy of this map is available on our websites and below. Shared driveway with adjoining property.





DIRECTIONS

From the Old Dunnes Stores, take Convent Road to the right passing Tin Tai restaurant and proceed uphill. Pass Scoil Colmcille on the left and immediately after the boundary wall take the road to the left. Continue along the avenue around to corner and up hill and the house is on the left. Latitude: 54.95092 Longitude: -7.744849 (copy into Google Maps for location / streetview).

BER DETAILS

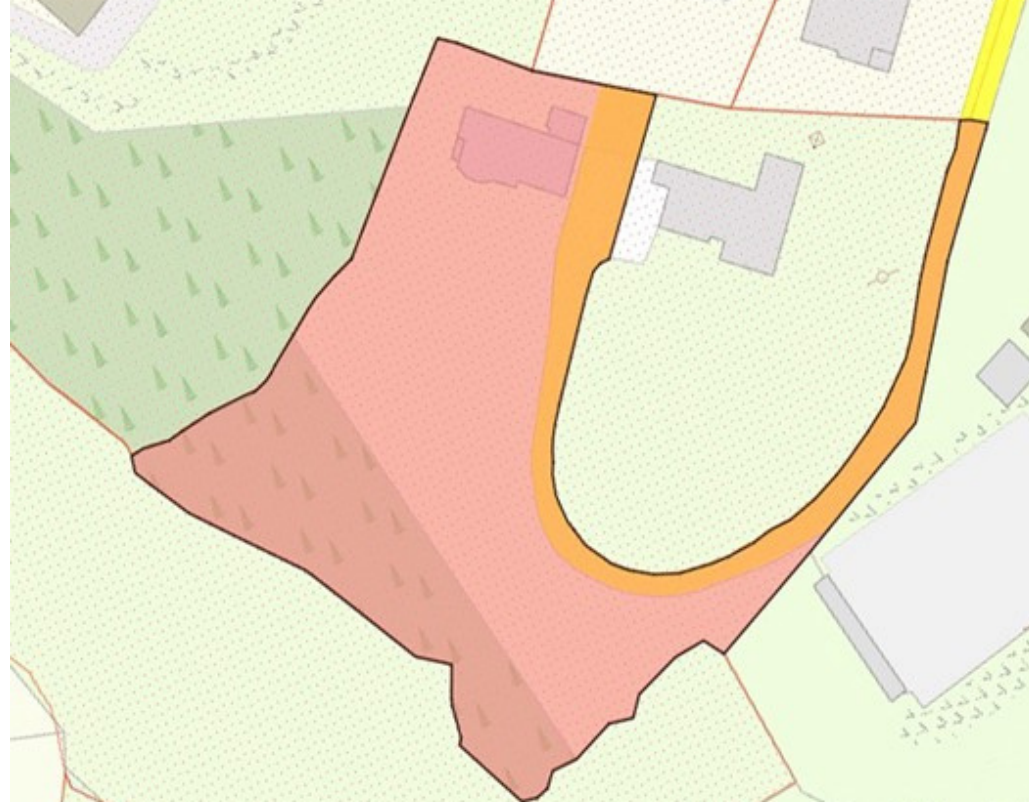
BER: C3

BER No: 104460415

Energy Performance Indicator: 218.97 kWh/m²/yr









SELLING AGENTS

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