

For Sale

Asking Price: Price on Application

RAINEY
ESTATE AGENTS



Please Note Photograph is for Illustration Purposes Only

153 Crieve Mor Avenue, Crievesmith,
Letterkenny, Co Donegal.

BER A2

raineyproperty.ie / daft.ie / myhome.ie / property.ie / propertypal.com

Description

Crieve Mor Avenue is an "A" rated development. This will mean huge savings in energy costs over the lifetime of these homes.

Built to the most recent and stringent building regulations and targets, and with a host of standard features that were once only dreamt of, this development comes with an unrivalled BER "A" Rating.

Just moments from the countryside and only a stone's throw from the busy shopping area of Letterkenny, Crieve Mor Avenue is ideally placed to take advantage of all that this vibrant town has to offer.

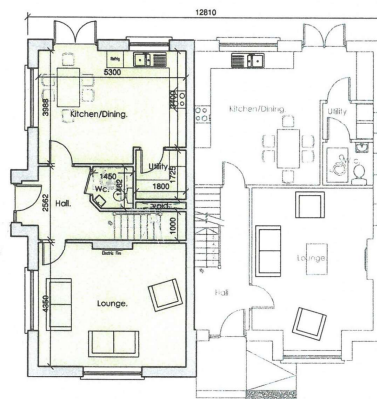
Specifications

Internal Features

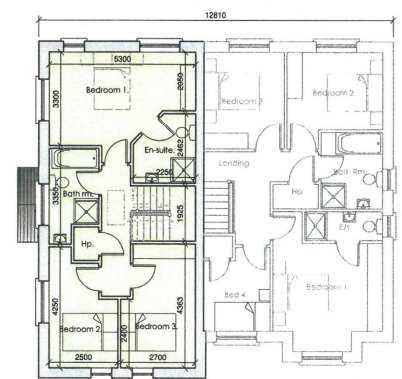
- Wired for Smart TV and Media Pack Installation
- Fitted Burglar Alarm
- Walls and Ceilings Painted
- Tiling to WHB, Baths and Showers
- Extensive Electrical Specification - Electric Vehicle Charging Point Provision, USB Charging Sockets.
- 100 % energy efficient lighting.

Finishing

- 100% Energy Efficient Lighting
- Quality fitted kitchens and appliances (choice of kitchen - can upgrade and pay the extra to supplier). Appliances included, dishwasher, fridge freezer, oven, hob and extractor fan.
- Floor coverings throughout (choice - can upgrade and pay the extra to supplier).
- Quality sanitaryware.
- Up to 1GB high speed fibre broadband to the house.



Ground Floor Plan.
Floor Area: 118.80m² (1278 sq.ft.)



First Floor Plan.

House Type B - 3 Bedroom Semi-detached

External Features

- Quality Traditional Build
- Finished Driveways
- Beautiful Frontage Pillars and Grand Entrance Railings
- Finished Lawns

Windows

- Triple Glazed Windows

Doors

- Quality internal doors.

Heating

- Highly Insulated
- Renewable Energy Heating System with Heating Control Zones.
- Electric fire in Sitting room.
- Air tightness tested.

Warranty

- 10 Year Structural Guarantee



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.



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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