

# For Sale

Asking Price: €210,000



15 The Park, Blue Cedars,  
Ballybofey, Co Donegal, F93 A9T8



An attractive four bedroom semi detached home offering spacious living areas, enhanced by a large corner rear garden, offering potential for the addition of a garage, garden room or extension, subject to planning.

Situated in a sought-after residential development and minutes from Ballybofey Town Centre, this property boasts approximately 119 sq m (1,281 sq ft) providing plenty of room for a growing family. Accommodation briefly comprises a welcoming entrance hall with large downstairs guest WC, understairs storage, sitting room, open plan kitchen and dining area and utility room. Upstairs there are four generous sized bedrooms (primary en-suite), and a family bathroom. To the front, there is a generous driveway for multiple vehicles.



#### Special Features & Services

- Oil fired central heating.
- PVC double glazed window and door frames.
- Large patio area to the rear.
- Rear garden enclosed with timber fence and side gate.
- Solid cherry timber floors.
- Tastefully decorated throughout.

#### Included in sale

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



## Accommodation

### Ground Floor

**Entrance Hall** 5.09m x 1.58m (16'8" x 5'2") Glazed tile flooring. Hardwood timber door. Ceiling rose and dado rail. Fan light over the entrance door. Understairs storage. Carpet flooring on stairs and landing.

**WC and WHB** 2.16m x 1.06m (7'1" x 3'6")

**Sitting Room** 5.06m x 3.65m (16'7" x 12') Solid timber flooring. Open fireplace with hearth and mantle piece. Ceiling rose and dado rail.

**Kitchen** 3.34m x 2.25m (10'11" x 7'5") Tiled flooring. Wall and base units. Subway tiles between wall and base units. Stainless steel sink unit with bowl and a half and drainer. Whirlpool electric oven, Beko four burner ceramic hob and extractor fan. Freestanding Beko fridge freezer. Plumbed for dishwasher.

**Dining Area** 3.39m x 3.23m (11'1" x 10'7") Laminated timber flooring. Sliding patio to external patio area.

**Utility Room** 2.40m x 1.49m (7'10" x 4'11") Tiled flooring. Base units with tiled splashback. Stainless steel sink unit and drainer. Plumbed for washing machine and tumble dryer. Side door.

### First Floor

**Primary Bedroom** 3.65m x 2.96m (12' x 9'9") plus 1.85m x 0.26m (6'1" x 0'10") plus 0.99m x 0.63m (3'3" x 2'1") Laminated flooring. TV point. **En-Suite Shower Room** 2.52m x 0.83m (8'3" x 2'9") plus 1.22m x 0.25m (4' x 0'10") Tiled flooring. Tiled splashback. WC, WHB. ¾ tiled shower cubicle with Triton T90z electric shower.

**Bedroom 2** 2.76m x 2.16m (9'1" x 7'1") plus 1.30m x 0.56m (4'3" x 1'10") Carpet flooring.

**Bedroom 3** 3.38m x 2.78m (11'1" x 9'1") Carpet flooring.

**Bedroom 4** 3.63m x 2.68m (11'11" x 8'10") Carpet flooring.

**Bathroom** 2.53m x 1.98m (8'4" x 6'6") Bath, WC, WHB with tiled splashback. Tiled flooring. ¾ tiled shower cubicle with Heat Store Aqua Power electric shower. Recessed ceiling lighting.

### Directions

Insert F93 A9T8 into google maps on your mobile phone and the map will take you directly to the property.

**Additional Photographs and Video:** Additional photos and walk through video of this property are available on our social media channels and websites. [daft.ie](http://daft.ie) / [myhome.ie](http://myhome.ie) / [propertypal.com](http://propertypal.com) / [property.ie](http://property.ie)





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**SOLICITOR**  
TBA

**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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