



Tullygay,
Letterkenny, Co Donegal, F92 A9Y0
Asking Price: €395,000

BER C1

PASSED ALL CURRENT MICA TEST PROCEDURES

RAINEY
ESTATE AGENTS

Tullygay, Letterkenny, Co Donegal, F92 A9Y0

Asking Price: €395,000

*****The property has been tested for MICA and has passed all current procedures.*****

A superb five bedroomed two storey detached house extending to 182 Sq M (1,959 Sq Ft) approximately. Standing on a spacious and meticulously manicured 0.30 Ha (0.74 Acres) site with a most pleasant rural aspect. The property offers high quality, ready to walk into family accommodation located within easy reach of Letterkenny Town Centre.

The house offers light filled accommodation finished to a high standard throughout. The ground floor comprises a welcoming entrance hallway, large and recently re-decorated kitchen / dining room, superb sunroom with direct access to an external deck, utility room, guest wc and whb, ground floor bedroom / home office and a sitting room. Upstairs there are four bedrooms, one ensuite and bathroom.

The house sits on an elevated position overlooking the valley and enjoys far reaching countryside views and ambience. The property is accessed via a sweeping tarmacadam driveway and enjoys a private deck area to the side where you can enjoy al fresco dining.

Located in Tullygay on the outskirts of Letterkenny. The property offers a countryside ambience but conveniently located within 3.50 km of Letterkenny Town Centre.

The property is situated on an elevated site commanding superb countryside views. There is a wealth of local amenities and recreational facilities such as Aura Leisure Centre, O'Donnell Park, Ballymacool Town Park all of which are within the immediate vicinity. Kernan's Convenience Shop and Petrol Station is within walking distance for the essentials.



SPECIAL FEATURES

- Solid oak floors, doors and architraves.
- Oil fired central heating.
- Delightful private garden.
- Detached timber shed.
- Raised deck area to the rear.
- Byron slabs upstairs.





ACCOMMODATION

Ground Floor

Entrance Hall 4.34m x 2.69m (14'3" x 8'10") Glazed tile flooring. Understairs cloak closet.

Sitting Room 4.32m x 4.20m (14'2" x 13'9") plus **Bay Window** 1.25m x 0.79m (4'1" x 2'7") Solid oak flooring. Cast iron open fireplace with ornate surround and mantle piece. Pipe for gas connection available.

Kitchen / Dining Room 7.37m x 4.21m (24'2" x 13'10") plus Bay Window. Glazed tiled flooring. Fully fitted wall and base kitchen units with tiling in between. Built in Electrolux electric oven. Whirlpool four burner ceramic electric hob and extractor fan.

Sunroom 3.74m x 3.61m (12'3" x 11'10") (at the widest point). Triple aspect with views over the countryside and back garden. Recessed ceiling lighting, glazed porcelain tile flooring. Patio door to a raised deck area.

Utility Room 2.81m x 2.65m (9'3" x 8'8") Incorporating storage cupboard. Plumbed for washing machine and tumble dryer. Tiled floor. Wall and base units. Door to rear garden.

WC and WHB 4.64m x 0.75m (15'3" x 2'6") plus 1.37m x 1.20m (4'6" x 3'11") Half panelled walls, tiled floor. Decorative wallpaper on the walls.

Downstairs Bedroom / Home Office 2.93m x 2.93m (9'7" x 9'7"): Laminate timber flooring. Shelving can easily be transformed into wardrobe space.



First Floor

Landing 5.47m x 2.70m (17'11" x 8'10") Carpet flooring.

Hotpress 1.37m x 1.28m (4'6" x 4'2") Fully shelved. Willis immersion heater.

Primary Bedroom 4.24m x 3.67m (13'11" x 12') Incorporating Built in Wardrobes. Carpet flooring. Stunning views overlooking countryside. TV point. **En-Suite Shower Room** 2.65m x 1.14m (8'8" x 3'9") Fully tiled walls and floor. WC, WHB. Shower cubicle with Triton T90i electric shower.

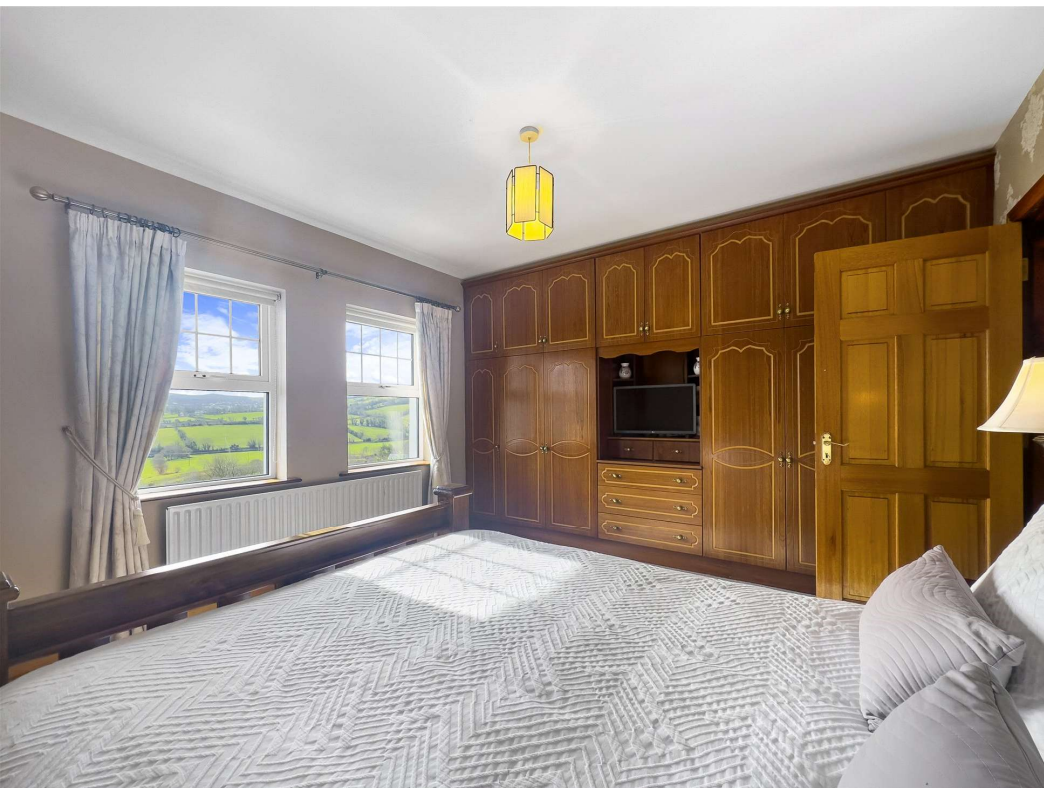
Bedroom 3 4.27m x 2.99m (14' x 9'10") plus Built in Wardrobes, vanity unit and chest of drawers. TV point. Countryside views.

Bedroom 4 4.26m x 0.50m (14' x 1'8") Carpet flooring. Incorporating Built in Wardrobes, vanity unit and chested drawers. TV point.

Bedroom 5 4.27m x 2.38m (14' x 7'10") plus 1.45m x 1.32m (4'9" x 4'4"). Incorporating built in Wardrobe. Carpet flooring.

Bathroom 2.67m x 1.84m (8'9" x 6') Fully tiled walls. Bath with Triton T90z overhead shower, WC, WHB. Vinyl floor covering.





GARDEN

A meticulously manicured lawn with planted beds to the front, and rear. The rear and side garden enjoys excellent privacy. A raised deck area in a sheltered position is ideal for fine weather al fresco dining. Outside tap. Detached timber shed.

DIRECTIONS

Insert F92 A9Y0 into google maps on your mobile phone and the map will take you directly to the property.

VIEWINGS

Please contact us to make an appointment. Our office is open Monday to Friday 9 am to 5:30 pm. Viewings outside of these hours and Saturdays by appointment.

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DELETERIOUS MATERIALS / MICA SURVEY

A favourable deleterious materials / MICA survey has been completed.

ADDITIONAL PHOTOGRAPHS AND VIDEO

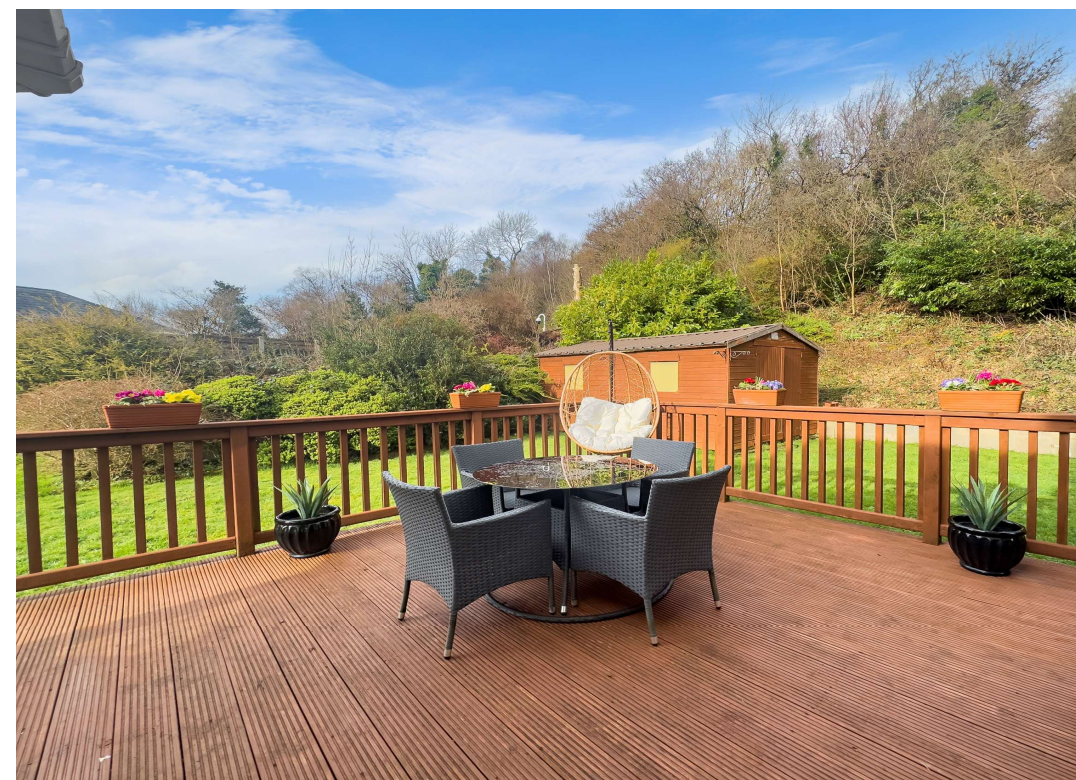
Additional photos, floorplan and walkthrough video of this property are available on our social media channels and websites.

INCLUDED IN THE SALE

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

SOLICITOR

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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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