

# For Sale

Asking Price: €195,000



"Matopas", 13 Beechwood Avenue,  
Letterkenny, Co Donegal, F92 TDK5



[daft.ie](https://www.daft.ie) / [myhome.ie](https://www.myhome.ie) / [property.ie](https://www.property.ie) / [propertypal.com](https://www.propertypal.com)



An impeccably presented detached bungalow boasting three bedrooms, complete with an attached garage. This property is positioned on Beechwood Avenue, off Iona and New Line Road, within a highly mature, well-established, and remarkably convenient residential area in the heart of Letterkenny. A multitude of amenities are situated in immediate proximity to the property, enhancing its exceptional appeal. MACS Mace & Deli is within walking distance, as are schools, within easy reach, include Scoil Colmcille National School, Scoil Mhuire Gan Smal National School, Loreto Convent and St Eunans College.

Ideally positioned for those seeking a property within walking distance of Letterkenny Town Centre amenities / facilities yet enjoying a semi-private site.

#### Special Features & Services

- Approximately 104 sqm (1,127 sq ft) in size.
- Conveniently located within walking distance of Letterkenny Town Centre.
- Equipped with oil-fired central heating.
- Features double glazed PVC windows and doors.
- Originally constructed circa 1975.
- Low maintenance garden.
- Private off street parking.

#### Vacant Property Refurbishment Grant

The property qualifies for the grant up to €50,000. Full details available on <https://revenue.ie/>

BER BER F, BER No. 116703992

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



## Accommodation

**Entrance Porch** 1.74m x 1.46m (5'9" x 4'9") Carpet flooring with glazed panel door into the entrance hall.

**Inner Hall** 8.95m x 1.27m (29'4" x 4'2") Carpet flooring and attic door with pull downstairs installed.

**Living Room** 5.13m x 3.13m (16'10" x 10'3") Carpet flooring. Fireplace with tiled surround, tiled hearth and electric fire insert. TV point. Feature ceiling coving with ceiling rose. Large window overlooking front garden.

**Kitchen** 3.45m x 2.71m (11'4" x 8'11") Linoleum flooring, fully fitted wall and base units with tiling in between. Stainless steel sink unit with bowl and a half and drainer, four burner gas hob, extractor fan and integrated Electrolux double oven. Door to the back garden.

**Dining Area** 3.48m x 2.77m (11'5" x 9'1") Carpet flooring. Feature arch through to the living room. Ceiling coving.

**Utility Room** 2.77m x 2.62m (9'1" x 8'7") Incorporating WC and WHB.

**Garage** 2.75m x 2.08m (9' x 6'10") with up and over door. Concrete floor.

**Bedroom 1** 2.84m x 2.18m (9'4" x 7'2") Carpet flooring.

**Bedroom 2** 4.37m x 2.86m (14'4" x 9'5") Incorporating built in wardrobes.

**Bedroom 3** 4.43m x 3.27m (14'6" x 10'9") Incorporating built in wardrobes and vanity unit with WHB. Carpet flooring.

**Wet Room** 2.84m x 2.05m (9'4" x 6'9") Incorporating a fully shelved hotpress. Fully tiled walls and linoleum floor covering. WC, WHB, with mains shower.

## Outside

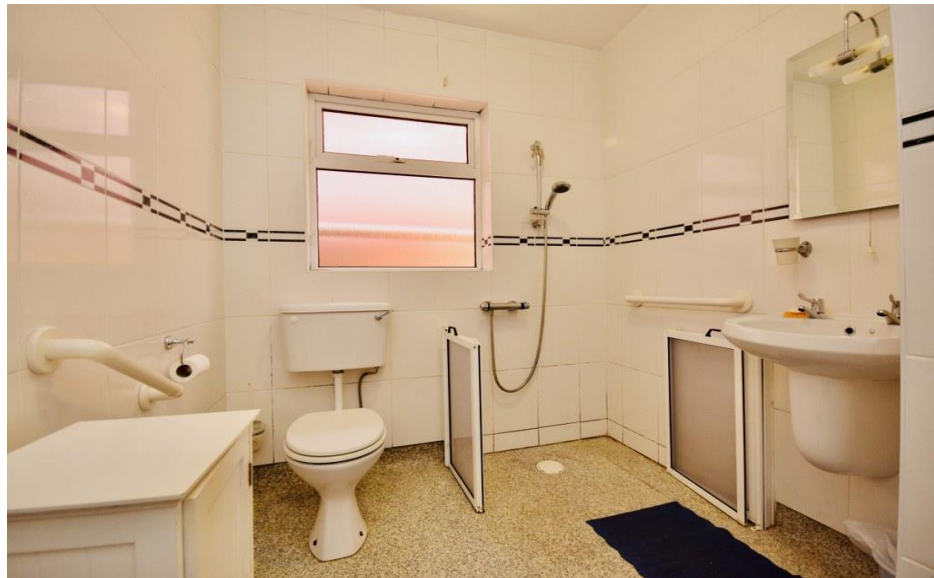
Patio to the rear with concrete path surrounding the house and external boiler room. The front garden has a lovely mature bedding plant area with decorative stone. There is parking on the driveway for multiple vehicles.

## Inclusions

All existing carpets / floor covering, curtains / blinds and light fittings / shades are included in the sale along with the integrated electrical appliances.

## Directions

From our offices on Port Road continue straight towards Main Street. At the traffic lights take the right-hand side lane. Turn right onto High Road, passing the "Warehouse" on your left. Pass the new courthouse on the right and take the next road on the left. Pass Letterkenny Garda Station on the right. Take the first road on the right onto Beechwood Road. Continue straight and take the first right and the property is a short distance further along, on the left, easily identifiable by our 'For Sale' board. Latitude: 54.955634, Longitude: -7.737055 (copy into Google maps for location / streetview).





**NEGOTIATOR**

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**VIEWING DETAILS**

Please contact us to make an appointment. Our Office is open Monday to Friday 9am to 5:30pm. 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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