

For Sale

Asking Price: €255,000



8 Errigal View, Letterkenny,
Co Donegal, F92 V6HD



A four bed roomed semi detached house extending to 128 sq m (1,378 sq ft) approximately is located on an elevated site in a popular and established residential development just a few minutes drive from the town centre and within walking distance of Kelly's Centra convenience store / restaurant / petrol station. Bright, spacious and well laid out accommodation makes this property an ideal investment / family home.

Special Features & Services

- Oil fired central heating with stove in the sitting room.
- PVC double glazed window frames and doors throughout.
- Six panel pine internal doors with black door furniture throughout.
- Bright / spacious accommodation ideal as a family home.
- Large fully fenced private rear garden with patio area.

Included in sale

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

BER BER C2, BER No. 107337933

Additional Photographs and Video: Additional photos, floorplans and walk through video of this property are available on our social media channels and websites. raineyproperty.ie / daft.ie / myhome.ie / propertypal.com / property.ie



Accommodation

Ground Floor

Entrance Hall 4.79m x 1.83m (15'9" x 6') PVC double glazed door with two glazed side panels, pine staircase with under stair storage area. Telephone point, solid timber floor. Incorporating downstairs WC and WHB.

Sitting Room 4.76m x 3.58m (15'7" x 11'9") plus Bay Window. Floor to ceiling stone fireplace, bay window with views over countryside, tv point and recessed lighting. Solid timber floor.

Kitchen / Dining 6.17m x 3.41m (20'3" x 11'2") Pine fitted kitchen with tiling between wall and base units, stainless steel sink unit and drainer. Plumbed for dishwasher. Integrated Whirlpool fridge freezer. Built in Electrolux electric oven and four burner Electrolux induction hob and extractor fan. Built in breakfast bar. Recessed ceiling spotlights. French door to patio area and rear garden. Glazed tile flooring to kitchen area and vinyl flooring to the dining area.

Utility Room 2.97m x 1.56m (9'9" x 5'1") Plumbed for washing machine and tumble dryer. Built in wall and base units. PVC door to rear garden. Glazed tiled floor.

Bedroom 1 3.57m x 3.49m (11'9" x 11'5") plus Bay Window Laminate timber flooring.

Bedroom 2 2.99m x 2.98m (9'10" x 9'9") Solid timber floors.

Upstairs

Main Bedroom 5.14m x 3.60m (16'10" x 11'10") plus 1.07m x 1.07m (3'6" x 3'6") Incorporating walk in wardrobe and **En-Suite Shower Room** Fully tiled shower cubicle with Triton T90sr shower unit. WC, WHB. Towel radiator. Fully tiled splashback with shaver's light. Solid timber floors.

Bedroom 4 4.47m x 2.67m (14'8" x 8'9") plus 1.07m x 1.07m (3'6" x 3'6") Solid timber floors.

Main Bathroom 2.98m x 1.85m (9'9" x 6'1") Fully tiled bath with Triton T90sr shower unit. WC, WHB with tiled splashback. Solid timber flooring.

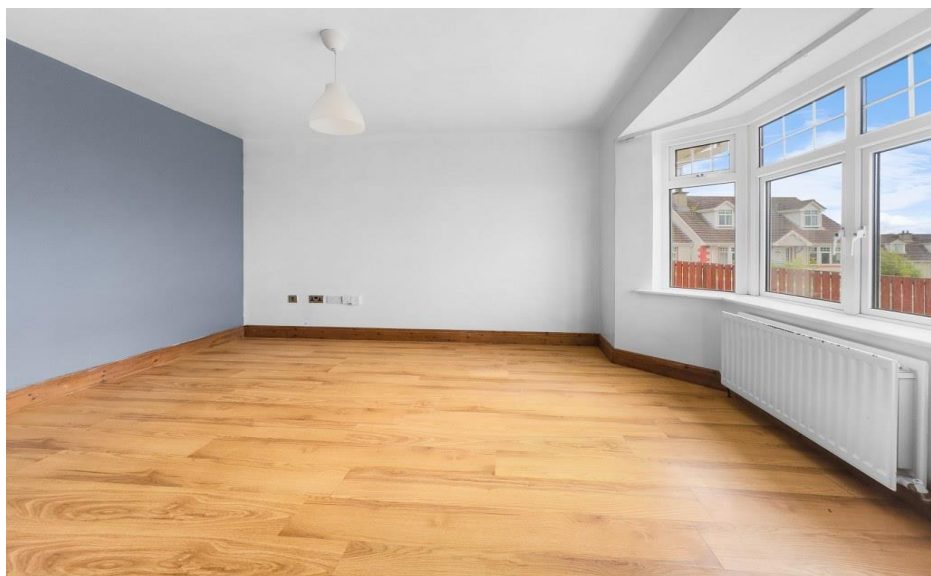
Hotpress 1.35m x 0.73m (4'5" x 2'5") Fully shelved.

Garden/Outside

To the front of the property there is a kerbed tarmac driveway and garden is laid in lawn. There is fencing to both the side and front of the property and side access to rear garden via a gate. To the rear there is a substantial fully fenced garden also laid in lawn with a large patio area by the French doors from the kitchen / dining room.

Directions

Insert F92 V6HD into google maps on your mobile phone and the map will take you directly to the property.





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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