

For Sale

Asking Price: €255,000



22 Thornberry, Letterkenny,
Co Donegal, F92 HX0W



Four bedroomed semi-detached house extending to 120 sq m (1,291 sq ft) approximately, enjoying a quiet cul-de-sac location in the popular residential development off the main Letterkenny to Kilmacrennan Road. This spacious property offers generous reception accommodation, four bedrooms and a large front garden with parking for multiple vehicles. The property should be of interest to owner occupiers / investors seeking an attractive semi-detached property which is located conveniently to the town's amenities / facilities including Bernard McGlinchey Town Park, Letterkenny University Hospital, Tata, PGIM , Sita and Optum.

Special Features & Services

- Spacious living accommodation.
- PVC double glazed window frames.
- Quiet cul-de-sac location.
- Oil fired central heating.
- In close proximity to Bru Lab and Mountain Top Centra.
- Good corner site with a large front garden and parking for multiple vehicles.

Included in sale

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

BER BER C1, BER No. 113217707



Accommodation

Ground Floor:-

Entrance Hall 5.93m x 1.45m (19'5" x 4'9"): Carpet flooring.

Downstairs wc and whb 2.09m x 0.87m (6'10" x 2'10"): Wc and whb. Tiled splashback over whb. Shaver light and socket. Vinyl flooring.

Understair storage

Sitting Room 5.09m x 3.90m (16'8" x 12'10"): Carpet flooring. Open fireplace with timber surround and granite hearth.

Kitchen / Dining Room 6.44m x 3.98m * (21'2" x 13'1")*: (*all measurements to the widest point): Fully fitted wall and base kitchen units with tiling between units. Built-in BEKO electric oven with Nordmende four burner hob and extractor fan. Plumbed for dishwasher.

Upstairs:-

Primary Bedroom 3.90m x 3.17m (12'10" x 10'5") **Plus** 1.00m x 0.75m (3'3" x 2'6"): Carpet flooring. **Ensuite Shower Room** 2.78m x 1.01m (9'1" x 3'4"): Wc and whb with tiled splashback and shaver light and socket. 3/4 tiled shower cubicle with Triton T90sr electric shower unit. Vinyl flooring.

Bedroom 3.27m x 2.44m (10'9" x 8'): Carpet flooring.

Bedroom 3.89m x 2.66m (12'9" x 8'9"): Carpet flooring.

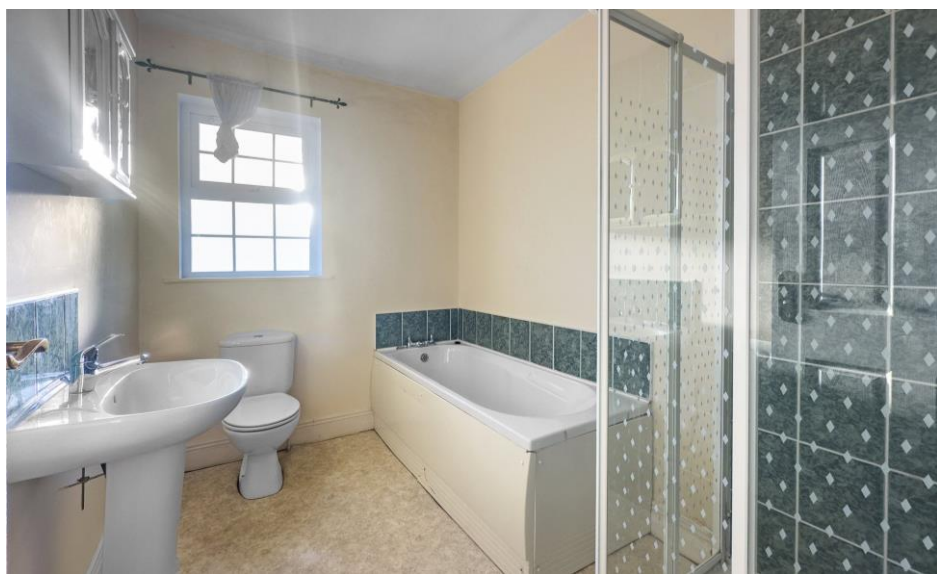
Bathroom 2.77m x 1.98m (9'1" x 6'6"): Bath with tiled splash back, wc, whb with tiled splashback, shaver light and socket, medicine cabinet and ¾ tiled shower cubicle with Triton T90sr electric shower unit. Vinyl flooring.

Bedroom 2.89m x 2.45m (9'6" x 8'): Carpet flooring.

Directions

Insert F92 HX0W into google maps on your mobile phone and the map will take you directly to the property.

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





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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. We are closed for lunch between 1pm and 2pm.

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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