

For Sale

Asking Price: €235,000



10 Dungarron, Gortlee, Letterkenny,
Co Donegal, F92 V2DF



This attractive three-bedroom semi-detached house includes an integrated garage, offering the potential for conversion into additional living space. The property spans approximately 104 sq m (1,119 sq ft). Recently upgraded and redecorated within the past five years, notable improvements include a new oil burner, PVC double-glazed windows, new fascia and soffits, external doors, and flooring throughout the ground floor.

Situated in the highly sought-after Gortlee area, the property is within walking distance of a range of local amenities, including Educate Together National School, ATU Letterkenny, the Church of the Irish Martyrs, Swilly Inn Public House, Swilly Food Stores, Ballyraine National School, Aldi, Letterkenny Shopping Centre, and all the facilities of Letterkenny Town Centre.

Special Features & Services

- Oil fired central heating with back boiler.
- PVC double glazed windows.
- PVC fascia and soffit.
- Fully enclosed back garden with side access.
- Integrated garage.
- Convenient location.

Included in sale

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



Accommodation

Ground Floor:-

Entrance Hall 1.79m x 2.74m (5'10" x 9'): Glazed tiled flooring.

Sitting Room 4.73m x 3.70m (15'6" x 12'2"): Laminate timber flooring. Open fireplace with back boiler. TV point.

Kitchen 4.265m* x 2.91m (14'* x 9'7" *): Wall and base kitchen units with breakfast counter, seating for 3 people. Logik built in oven and four burner ceramic hob. Stainless steel sink unit with side drainer. Tiled flooring. Double doors to dining area.

Dining Room 2.61m x 2.57m* (8'7" x 8'5"*): Tiled flooring. Patio doors to rear garden.

Utility Room 2.66m x 1.62m (8'9" x 5'4"): Tiled flooring, plumbed for washing machine.

Integrated Garage 4.87m x 2.66m (16' x 8'9"): Double doors to the front driveway.

Upstairs

Landing 2.77m x 2.04m (9'1" x 6'8"): incorporating hotpress. Carpet flooring.

Primary Bedroom 3.63m x 3.20m (11'11" x 10'6"): Built-in wardrobes. Laminate flooring. **Bay window** 1.49m x 0.55m (4'11" x 1'10"):

Bedroom 3.20m x 2.91m (10'6" x 9'7"): Built in wardrobes, laminate flooring.

Bedroom 2.65m x 2.32m (8'8" x 7'7"): Incorporating built-in storage cupboard.

Bathroom 2.99m x 2.77m (9'10" x 9'1"): Fully tiled walls and floor. Bath, wc and whb. Towel radiator and shaver light with socket. Triton T90xr electric shower unit over bath.

Garden/Outside

Parking for two cars on the driveway. Fully enclosed rear garden.

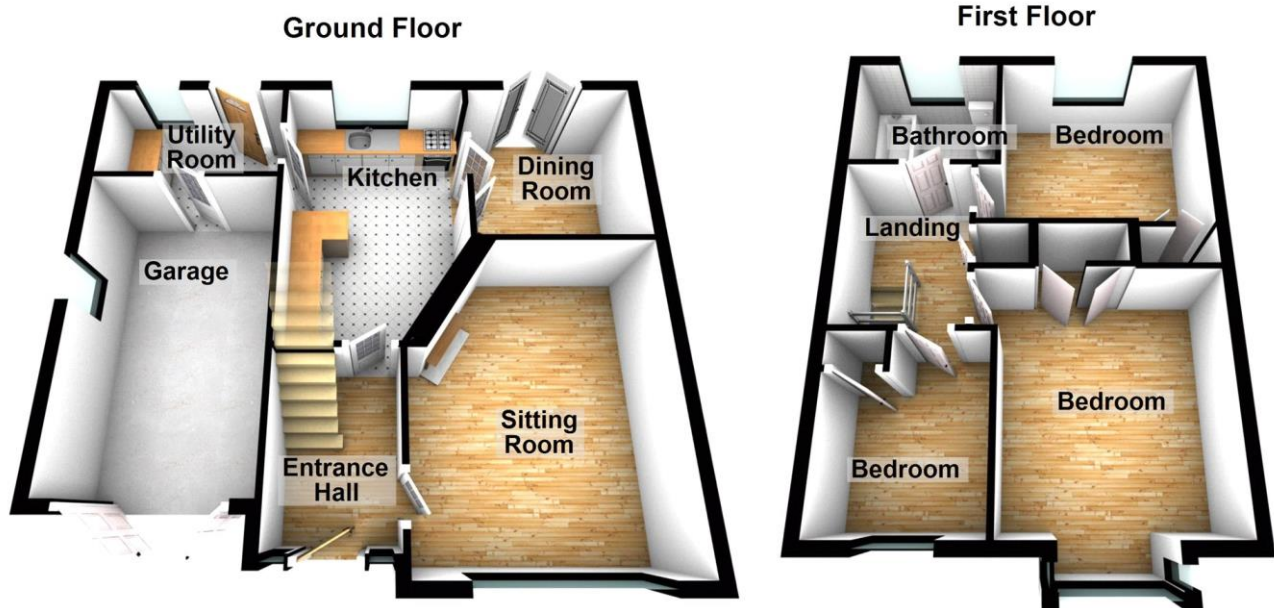
Directions

Insert F92 V2DF 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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