

For Sale

Asking Price: €345,000



Carnamuggagh, Letterkenny,
Co Donegal, F92 C9YD



A detached five-bedroom bungalow extending to approximately 151 sq m (1,625 sq ft), set on a mature site of 0.20 Ha (0.49 acre) with generous lawned gardens to both front and rear.

Positioned off the N56 in the heart of Letterkenny, the property is within walking distance of Optum, PGIM, Tata Consultancy Services and Letterkenny University Hospital, and within easy reach of Main Street, primary and secondary schools, and the full range of the town's amenities.

The house is suitable for immediate occupation, however would benefit from modernisation and refurbishment and represents an excellent opportunity for a purchaser with vision to create a superb family home in a highly convenient town-centre location. Accommodation extends to an entrance porch, entrance hall, two sitting rooms, an open-plan living and dining room, kitchen, five bedrooms, a shower room and an ensuite wet room.

The property benefits from mains water and sewer connections, oil-fired central heating, an open fireplace in the front sitting room and a Stanley stove in the living room. Glazing is a mix of hardwood single-glazed and PVC double-glazed windows throughout.

The site extends to 0.20 Ha (0.49 acres) of mature gardens with ample space for parking, and offers potential for those wishing to explore the creation of additional habitable accommodation, subject to the necessary planning consents.

This property qualifies for the Vacant Property Refurbishment Grant, having been vacant since December 2023 and there are SEAI grants available also. Enquiries regarding grant eligibility should be made directly with Donegal County Council & SEAI.



Accommodation

Entrance Porch 10.08m × 1.40m (33'1" × 4'7"): Seating area.

Entrance Hall 4.48m × 1.22m (14'8" × 4'): Carpet flooring.

Sitting Room 4.41m × 3.56m (14'6" × 11'8"): Carpet flooring. Gas fireplace with tiled hearth, surround and mantelpiece.

Bedroom 1 3.98m × 3.56m (13'1" × 11'8"): Carpet flooring. Built-in double wardrobe. Open fireplace with tiled surround, hearth and mantelpiece.

Bedroom 2 3.52m × 3.28m (11'7" × 10'9"): **Plus** 0.98m × 0.48m (3'3" × 1'7"): Carpet flooring. Built-in wardrobes.

Bedroom 3 3.27m × 2.46m (10'9" × 8'1"): Carpet flooring.

Shower Room 2.13m × 1.67m (7' × 5'6"): Large shower enclosure with mains shower. Tiled floor and fully tiled walls.

Hot Press / Storage 3.27m × 1.85m (10'9" × 6'1"): Laminate timber flooring.

Sitting Room / Dining Room 5.63m × 4.70m (18'6" × 15'5"): **Plus** 2.40m × 0.95m (7'10" × 3'1"): Carpet flooring. Stanley range.

Kitchen 2.91m × 2.81m (9'7" × 9'3"): Wall and base units. Zanussi grill and electric oven. Four-burner gas hob. Plumbed for washing machine and dishwasher. Freestanding Bosch fridge-freezer.

Inner Bedroom Hall 0.91m × 4.38m (3' × 14'4"): Laminate flooring.

Storeroom 2.00m × 1.06m (6'7" × 3'6"):

Bedroom 4 3.59m × 3.02m (11'9" × 9'11"): Laminate flooring.

Ensuite Wet Room 1.93m × 3.20m (6'4" × 10'6"): Vinyl floor covering. Fully tiled walls. Electric Triton T90Z shower. WC. WHB.

Back Hall 2.77m × 1.20m (9'1" × 3'11"): Door to rear garden.

Bedroom 5 2.83m × 2.59m (9'3" × 8'6"): Carpet flooring.

Special Features & Services

- 5 beds, 2 bathrooms, 2 reception rooms.
- Large front and rear gardens.
- Easy reach of Letterkenny town.
- Constructed in the 1960's
- Vacant homes Refurbishment Grant & SEAI Grants available up to €100,000.
- The Stanley range in sitting room heats the radiators.
- Excellent investment or owner-occupier opportunity in a convenient location with lovely views.





Directions

Insert F92 C9YD 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 / propertyal.com / property.ie

Included in sale

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

BER D2, BER No. 118483940



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. 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. Rainey Estate Agents for themselves and for the vendors of this property, whose agents they are, give notice that these particulars do not form any part of a contract and are prepared in good faith for guidance purposes only. All measurements are approximate and taken to the widest point. Intending purchasers must satisfy themselves as to the accuracy of details given.

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