

For Sale

Asking Price: €320,000



8 Thorndale, Letterkenny,
Co Donegal, F92 PX7Y



Whether you are a first time buyer, downsizing to a more manageable home or an investor, No. 8 has real appeal. This well-proportioned detached bungalow in Letterkenny, offers three bedrooms, two reception areas and two bathrooms, all on one level, together with an integrated garage with clear potential for conversion.

At the heart of the home, the sitting room and dining room flow together as one generous, bright reception space with windows to two aspects, including a large picture window to the front. The sitting room is centered on a traditional fireplace, flanked by built-in display units. A separate kitchen with dining area provides a second, everyday gathering place, fully fitted with wall and base units and finished with a pine ceiling and recessed spotlights.

The primary bedroom has the benefit of an en-suite shower room and built-in double wardrobe. A family bathroom and a fully shelved hotpress complete the accommodation. PVC double-glazed windows, and oil-fired central heating feature throughout, with mains water and sewerage. An extremely private rear patio area is bounded by mature hedging.



Accommodation

Entrance Porch / Vestibule 1.46m x 0.35m (4'9" x 1'2"): Providing a sheltered entrance to the home.

Entrance Hall 2.55m x 1.38m (8'4" x 4'6"): Carpet flooring. Incorporating a cloak closet.

Sitting Room Area 4.06m x 3.94m (13'4" x 12'11"):

Plus Dining Area 3.16m x 3.00m (10'4" x 9'10"): Carpet flooring. A generous, interconnecting reception space. Fireplace with tiled surround, inlay and hearth, mahogany mantelpiece and electric fire insert. Built-in display units. Feature ceiling roses.

Kitchen / Dining Room 5.41m x 3.02m (17'9" x 9'11"): Vinyl floor covering. Three-quarter tiled walls. Pine-sheeted ceiling with recessed spotlights. Fully fitted kitchen with a range of wall and base units incorporating a stainless steel sink unit with double drainer, Whirlpool electric oven, Belling four-zone ceramic hob and Whirlpool extractor. Freestanding Nordmende washing machine.

Inner Bedroom Hallway 5.96m x 0.92m (19'7" x 3'): Carpet flooring. Fully shelved hotpress with insulated hot water cylinder.

Bathroom 1.95m x 1.66m (6'5" x 5'5"): **Plus** 0.95m x 0.89m (3'1" x 2'11"): Vinyl floor covering. Three-quarter tiled walls with fully tiled bath surround. Bath with shower attachment, WC, WHB and shaver socket.

Primary Bedroom 4.15m x 3.03m (13'7" x 9'11"): Carpet flooring. Built-in double wardrobe. With the benefit of an **En-Suite Shower Room** 2.80m x 1.19m (9'2" x 3'11"): Fully tiled walls and floor. Shower cubicle with Triton T80i electric shower, WC and WHB.

Bedroom 3.02m x 2.72m (9'11" x 8'11"): Carpet flooring.

Bedroom 4.03m x 2.99m (13'3" x 9'10"): Carpet flooring. Built-in double wardrobe.

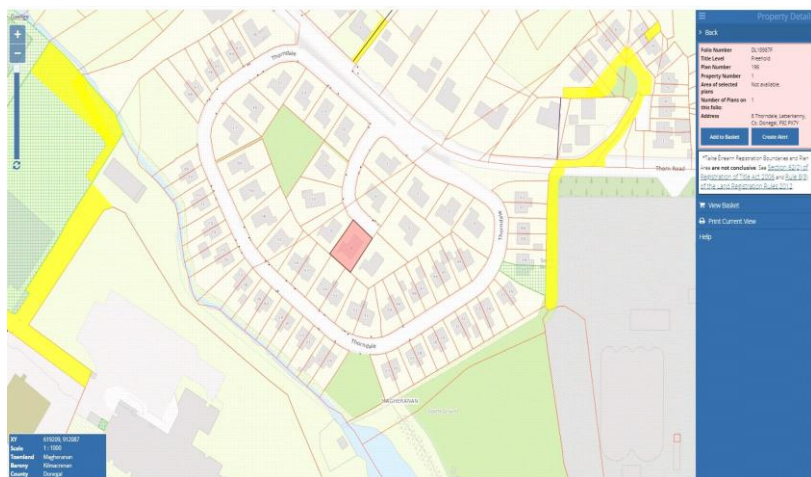
Integrated Garage 4.99m x 3.03m (16'4" x 9'11"): Concrete floor. Up-and-over door, power points, window and rear door to the garden. Excellent storage, with potential for conversion to additional living accommodation, subject to any necessary consents. As the garage is integrated into the house, conversion may constitute exempted development; intending purchasers should seek their own planning advice.

Garden/Outside

Tarmacadam driveway with parking for multiple vehicles. Rear garden has large private patio area. External boiler house and store.

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





Special Features & Services

- Detached bungalow, 3 bed, 2 bath.
- Integrated garage, redevelopment potential.
- Nearby schools include Educate Together, Ballyraine and Woodlands National Schools.
- Additional amenities in the area, Letterkenny Driving Range, Letterkenny Rugby Club, Arena 7, Sweeney's Spar Shop and Petrol Station and the Mount Errigal Hotel.

Included in sale

The sale includes all existing floor coverings, blinds and light fittings together with integrated electrical appliances, the freestanding Nordmende washing machine and the freestanding wardrobe in the Bedroom.

BER: D, BER No. 102770740

Directions Insert F92 PX7Y into google maps on your mobile phone and the map will take you directly to the property.



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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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