

For Sale

Asking Price: €170,000

**Sherry
FitzGerald**
Rainey



5 Beechwood Grove, Convoy,
Co Donegal, F93 HH76

BER C2

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Built in 2001, this four bedroom detached dormer bungalow with detached garage comes to the market in excellent decorative condition. Located along the main road this home is within minutes drive of local shops, pubs, post office, Scoil Bhríde, Convoy Joint National School and churches.

Internally the property extends to 169.25 sq m (1,821 sq ft) approximately and offers generous living and bedroom accommodation. The ground floor offers a large kitchen / dining space and a spacious sitting room. Completing the ground floor accommodation are two double bedrooms, utility and WC and WHB. On the first floor there is a large master bedroom with en-suite shower room and walk in wardrobe, a fourth bedroom and large family bathroom.

Outside, a paved drive leads to the front and rear, where there is generous parking and a detached garage. This home benefits from a sunny south-west facing aspect. Viewing is strongly advised.

Special Features & Services

- PVC double glazed window and door frames.
- Oil fired central heating.
- Tastefully redecorated family home.
- Concrete wall with feature stone to the front.
- Mature private site. Evergreen trees between neighbours and enclosed with timber fence and gates.

BER BER C2, BER No. 112795158

Included / Excluded in the sale

The sale includes all existing carpets, blinds, light fittings, and integrated electrical appliances. Curtains in the bathroom are specifically excluded from the sale.



Accommodation

Ground Floor

Entrance Hall 5.23m x 2.17m (17'2" x 7'1") with glazed tile flooring. Stairs to first floor.

Sitting Room 4.78m x 4.17m (15'8" x 13'8") plus Bay Window with wood flooring, solid fuel stove, tv point.

Kitchen / Dining Room 7.08m x 4.18m (23'3" x 13'9") A spacious open plan layout. Fully fitted wall and base kitchen units with centre island providing ample counter top space. Tiling between wall and base units. Built in Indesit oven and Hotpoint microwave. Four burner gas hob and extractor fan. Sliding glazed patio door to south west facing side garden.

Utility Room 2.07m x 1.99m (6'9" x 6'6") with tiled flooring. Storage unit with counter top. Plumbed for washing machine.

Back Hall 2.06m x 1.04m (6'9" x 3'5") with tiled flooring. Door to rear concrete covered south facing rear and detached garage.

Guest WC 2.07m x 0.87m (6'9" x 2'10") with tiled flooring, WC and WHB on pedestal with tiled splashback.

Bedroom 3.02m x 2.87m (9'11" x 9'5") plus 1.33m x 0.60m (4'4" x 2') Double room to the rear with laminate wood floor covering.

Bedroom 4.07m x 3.45m (13'4" x 11'4") Double room to the rear with laminate wood floor covering.

First Floor

Landing 3.86m x 2.23m (12'8" x 7'4") plus 1.37m x 1.26m (4'6" x 4'2") with box bay window.

Master Bedroom 4.56m x 4.19m (15' x 13'9") plus 1.37m x 1.26m (4'6" x 4'2") Tastefully redecorated with box bay window to the front and window to the side, allowing an abundance of natural light.

En-Suite Shower Room 2.03m x 1.37m (6'8" x 4'6") with tiled flooring and shower cubicle. WC, WHB and shower cubicle with Triton T90z shower unit.

Walk in Wardrobe 2.06m x 1.37m (6'9" x 4'6") with radiator.

Bedroom 4.14m x 3.31m (13'7" x 10'10") plus 1.37m x 1.26m (4'6" x 4'2") Double room to the front of the house with box bay window and wood flooring.

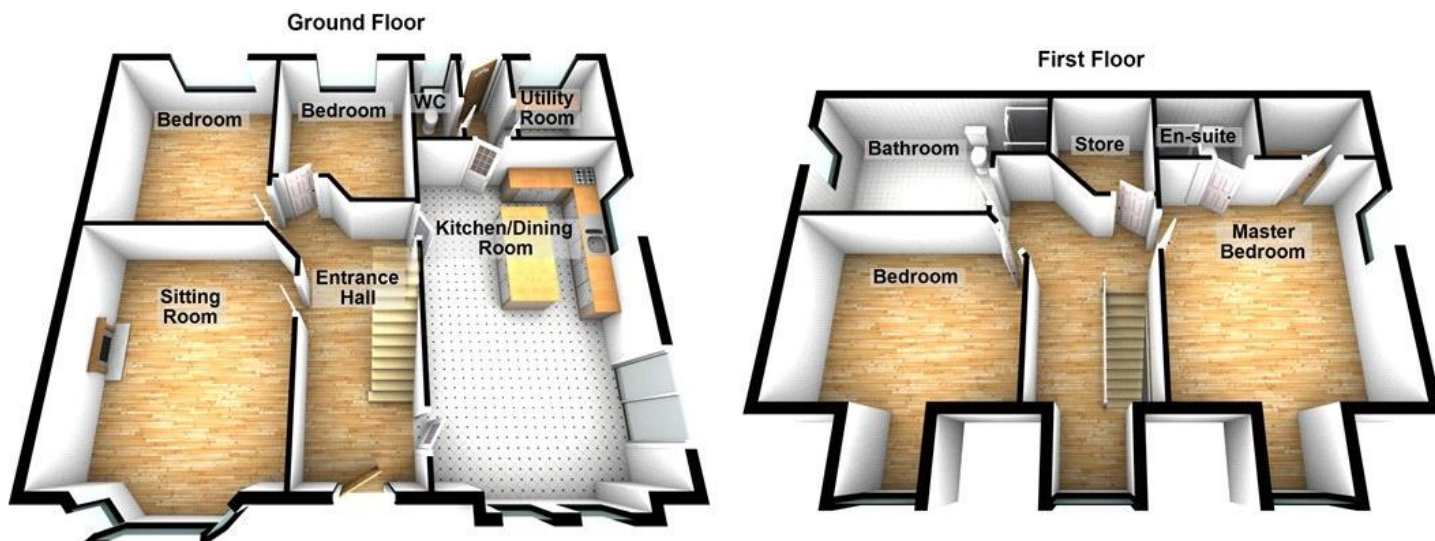
Bathroom 3.44m x 2.56m (11'3" x 8'5") plus 0.87m x 0.81m (2'10" x 2'8") with fully tiled walls and floor. WC, WHB with shavers light, corner bath, separate shower cubicle with electric Triton Aqua Sensation shower unit.

Outside

Detached Garage 6.93m x 5.10m (22'9" x 16'9") Roller door and side entrance. Oil burner situated in the garage.



Floorplans



Floorplans, for identification purposes only, not to scale

Facebook

Additional photographs of this property are available on our Facebook page which can be found by clicking the following link: - www.facebook.com/sherryfitzgeraldrainey/

Directions

Driving from Letterkenny into Convoy village turn left on to Main Street. Continue out the R236 road for approximately 300 metres and take the road to the right opposite St Marys Church carpark. Pass a row of detached cottages on the right and continue straight for 350 metres approximately and the house is situated on the right, easily identifiable by our 'For Sale' board. Latitude: 54.862765 Longitude: -7.654639 (copy into Google Maps for location / streetview).



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VIEWING DETAILS

Please contact us to make an appointment. We are open Monday to Friday 9am to 5:30 pm. Saturdays by appointment.

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