

For Sale

Asking Price: €349,000

**Sherry
FitzGerald**
Rainey



“Croby Dale”, Bonagee, Letterkenny,
Co Donegal. F92 D2KN

BER C2

[sfr.ie](https://www.sfr.ie) / [daft.ie](https://www.daft.ie) / [sherryfitz.ie](https://www.sherryfitz.ie) / [myhome.ie](https://www.myhome.ie) / [propertypal.com](https://www.propertypal.com)



Searching for a house in Letterkenny but want a rural setting? "Croby Dale" ticks all the boxes.

Built thirteen years in Bonagee less than a 5 minute drive from Main Street and sits on a 0.86 Ha (2.12 acres) you will never have known about this family home until now.

Accessed via a long sweeping drive and situated at the top of the site to take advantage of the elevated views of Letterkenny town centre. This is truly a hidden gem.

Extending 165 sq m (1,782 sq ft) approximately, accommodation comprises 4 bedrooms, 3 bathrooms, 3 reception rooms and a two storey detached garage.

The majority of the site is to the front of the house and laid out in lawn.

Special Features & Services

- Convenient location.
- Very well presented.
- Ready for immediate occupation.
- Amenities and facilities on your doorstep.

Included / excluded in sale

The sale includes all existing floor coverings, blinds / curtains and light fittings together with integrated oven, hob and dishwasher.

Facebook

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



Accommodation

Entrance Hall 4.165m x 2.32m (13'8" x 7'7") Laminate timber flooring. Understairs storage.

Sitting Room 4.03m x 3.77m (13'3" x 12'4") Open fireplace with marble hearth, celtic design over mantle and mirror.

Living Room 4.85m x 4.30m (15'11" x 14'1") plus bay window. Solid fuel stove fire with timber surround and over mantle mirror.

Kitchen / Dining Room 6.69m x 3.27m (21'11" x 10'9") Fully fitted solid oak kitchen with integrated BEKO eye level electric oven and grill, Zanussi four ring electric hob and extractor fan, Zanussi dishwasher, stainless steel sink unit, tiled splash back and tiled floor, double doors to patio area.

Utility Room 3.76m x 1.76m (12'4" x 5'9") Tiled floor, solid oak kitchen units, stainless steel sink unit and drainer, door to rear.

Cloaks Closet / Hotpress 1.62m x 1.49m (5'4" x 4'11") Fully shelved.

Shower Room 2.159m x 1.60m (7'1" x 5'3") Fully tiled walls and floors, wc and whb and electric Triton shower unit.

FIRST FLOOR

Landing 5.53m x 2.30m (18'2" x 7'7") Laminate timber flooring, attic door with stairs to fully floored attic storage space.

Master Bedroom 4.26m x 3.65m (14' x 12') Laminate timber flooring, TV point, **Ensuite** 2.49m x 1.04m (8'2" x 3'5") fully tiled walls and floors, wc and whb, Triton electric shower unit.

Bedroom 2 3.77m x 3.76m (12'4" x 12'4") Laminate timber flooring. Built in slide robes.

Bedroom 3 3.77m x 3.77m (12'4" x 12'4") Laminate timber flooring. Built in slide robes.

Bedroom 4 3.91m x 3.26m (12'10" x 10'8") Laminate timber flooring.

Bathroom 2.64m x 1.99m (8'8" x 6'6") fully tiled walls and floors, bath with telephone taps, wc and whb, built in storage press.

Detached Garage 8.37m x 5.97m (27'6" x 19'7") plus 8.38m x 4.26m (27'6" x 14') oil burner, 1st floor fully floored.

Directions

At the Dry Arch roundabout take the N13 toward Ballybofey. After 150m take the L1114 road to the right signposted for Bunagee. Continue straight for 300m and turn left immediately before Megannety Photography Studios. Continue straight and the house is at the top of the driveway.



**NEGOTIATOR**

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VIEWING DETAILS

Please contact us to make an appointment. We are open Monday to Friday 9 am to 5.30 pm. Saturdays by appointment.

CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sfr.ie/terms>, or can be requested from our office. We strongly recommend that you familiarise yourself with these general conditions.

PSRA Registration No. 002285