

# For Sale

Asking Price: €249,000

**Sherry  
FitzGerald**  
Rainey



4 Kiltoy, Letterkenny,  
Co Donegal, F92 WV8R

**BER F**

[mySherryFitz.ie](https://www.mySherryFitz.ie) – make and view offers 24/7



Three bedroom, two reception room detached bungalow extending to 131 sq m (1,406 sq ft) approximately, constructed in 1975. Situated on an elevated site of 0.38 Ha (0.94 Acres) approximately with views overlooking Letterkenny Town and with St. Eunan's Cathedral on the horizon.

There is an abundance of potential to replace or extend and refurbish the existing bungalow into a larger, more modern detached home, with the added potential of constructing an additional smaller residence in the front lawn, subject to planning. This is truly a unique opportunity in a sought-after residential area within minutes of Letterkenny Town Centre. Viewing is highly advisable.

### Special Features & Services

- Elevated position overlooking Letterkenny Town Centre towards St. Eunan's Cathedral, Letterkenny Shopping Centre, Lismonaghan and Crievesmith with windmills in the distance.
- Rear elevated garden.
- Potential for an additional residence in the front garden.
- Oil fired central heating and two fireplaces.
- Mixture of single glazed hardwood framed and double glazed PVC window frames.
- Within walking distance of Educate Together National School, Church of the Irish Martyrs and easy reach of all town centre amenities.
- Plenty of scope to put your own stamp on the property, modernise, update, and rearrange the existing accommodation or an ideal site for a new modern home.



## Accommodation

### Ground Floor

**Entrance Porch** 1.39m x 1.16m (4'7" x 3'10") with single glazed hardwood framed door with glazed side panel. Tiled floor.

**Inner Hall** 2.02m x 1.39m (6'8" x 4'7") plus hotpress with shelf and railing.

**Wc and whb** 2.14m x 0.81m (7' x 2'8") half tiled walls and tiled floor.

**Sitting Room** 7.04m x 3.32m (23'1" x 10'11") plus 4.77m x 0.77m (15'8" x 2'6") Large open plan sitting room with open fire. Large picture window overlooking Letterkenny Town Centre. Double glazed hardwood framed windows.

**Kitchen / Dining Room** 4.97m x 3.53m (16'4" x 11'7") plus 0.85m x 0.94m (2'9" x 3'1") Mahogany wall and base kitchen units. Stainless steel sink and double drainer. Double glazed PVC windows. Open fireplace with electric fire insert in the dining area. Fully shelved built in storage cupboard.

**Utility Room** 5.73m x 3.61m (18'10" x 11'10") Oil fired burner. Plumbed for washing machine. Side door to the driveway.

**Inner Bedroom Hall** 3.41m x 0.98m (11'2" x 3'3") Carpet flooring.

**Hotpress** 1.51m x 0.92m (4'11" x 3') Fully shelved.

**Bedroom Hallway** 3.77m x 1.66m (12'4" x 5'5") Carpet flooring. Attic door.

**Bathroom** 2.69m x 2.10m (8'10" x 6'11") Carpet flooring. Fully tiled walls. Mains shower cubicle, bath, wc and whb. Shavers light and socket.

**Bedroom 1** 3.63m x 2.42m (11'11" x 7'11") Carpet flooring. Views overlooking Letterkenny Town Centre toward St. Eunan's Cathedral.

**Bedroom 2** 3.48m x 3.03m (11'5" x 9'11") plus built in wardrobe and storage cupboards. Carpet flooring. Views overlooking Letterkenny Town Centre toward St. Eunan's Cathedral.

**Bedroom 3** 4.54m x 2.87m (14'11" x 9'5") plus double built in wardrobe, built in WHB and vanity unit. Carpet flooring.

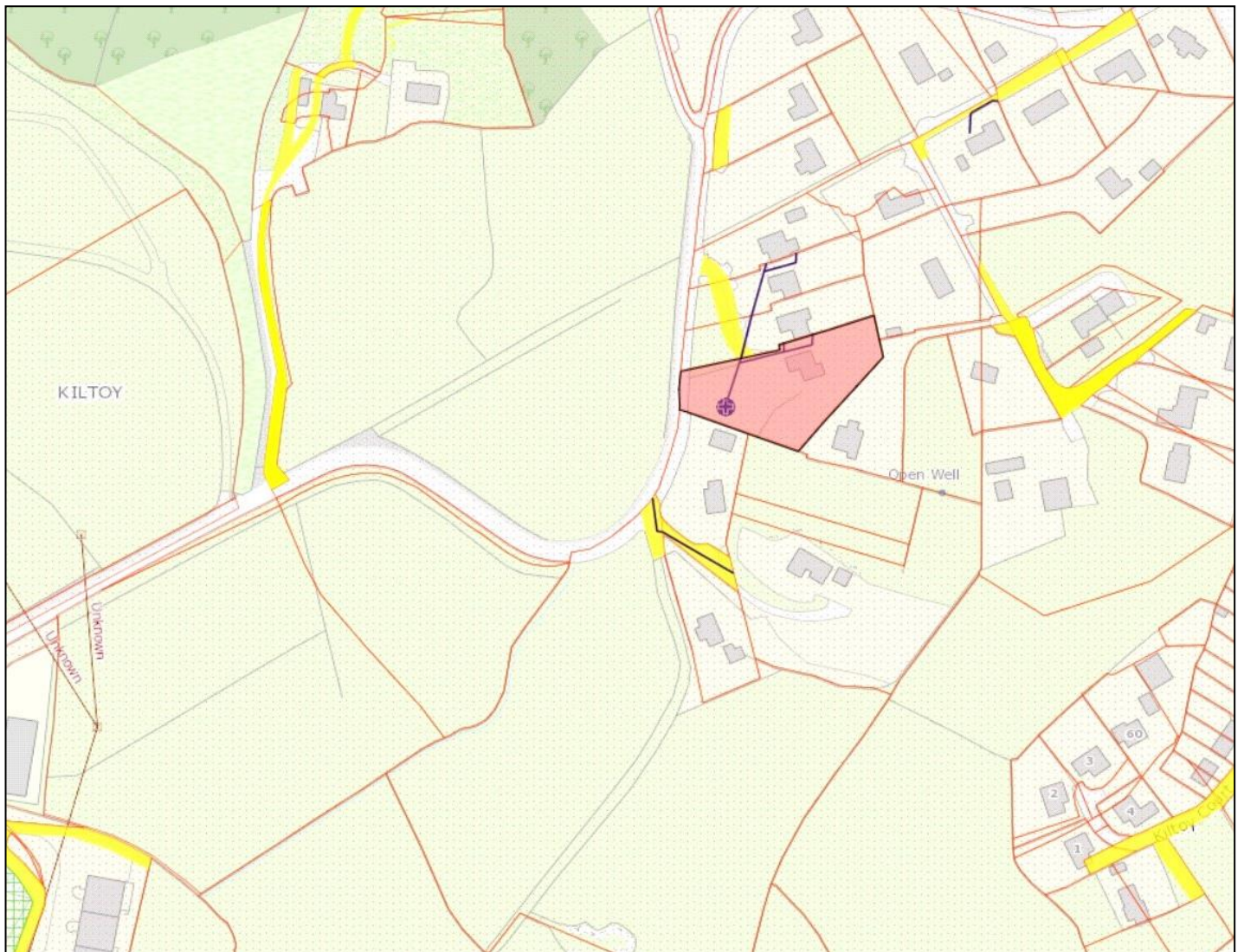
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**Additional Photographs and Video:** Additional photos, floorplan and walk through video of this property are available on our social media channels and websites.

### Directions

Insert F92 WV8R into google maps on your mobile phone and the map will take you directly to the property.





Folio DL5788F. For identification purposes only. Boundaries should be verified.



**NEGOTIATOR**

Kiara Rainey  
Sherry FitzGerald Rainey  
45, Port Road, Letterkenny,  
Co Donegal  
T: 074 9122211  
E: property@sfr.ie

**SOLICITOR**

Michael D White & Company  
Carndonagh Business Centre  
Carndonagh  
Co Donegal  
T: 0749374102

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**VIEWING DETAILS**

Please contact us to make an appointment. Our Office is open Monday to Friday 9am to 5:30pm. Viewings outside of these hours and Saturdays by appointment.

**CONDITIONS TO BE NOTED:** A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarise yourself with these general conditions. While care has been taken to ensure that information contained in Sherry FitzGerald publications is correct at the time of publication, changes in circumstances after the time of publication may impact on the accuracy of this. Ordnance Survey Ireland Licence No. AU 0013119  
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