

**Glen Estates: Estate Agent Donegal**  
**Unit 3 Glenview Business Park**  
**Letterkenny**  
**Donegal**  
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## **Loughnagin Heights, Letterkenny**

### **Starting Bid: €300,000.00**



For sale by Glen Estates: Estate Agent Donegal via the [iamsold](https://iamsold.ie) Bidding Platform

Please note this property will be offered by online auction (unless sold prior). For auction date and time please visit [iamsold.ie](https://iamsold.ie). Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

6 Bedroom (1 ensuite) two story property built in 1985, with mature gardens providing privacy in one of the most sought after addresses in Letterkenny. This home has been lovingly maintained by the current owner and would make for an ideal family home.

We are advised that the original property of c.2,000 sq ft was built in 1985, in 2005 an extension of c.1,000 sq ft was added and following testing the extension is affected by defective blocks although from a visual perspective there doesn't seem to be any issues currently.

Concrete step leading to a new partially glazed composite front door. Entrance vestibule with tile flooring and a partially glazed timber door leading to the entrance hallway.

BER B3 / BER No. 102692274  
Floor Area 258.86 (m2)

#### Entrance Hallway

14ft x 7.10ft

with high quality tile flooring, recessed lighting and coving to ceiling.

#### Sitting Room

25ft x 14ft

with carpet flooring and a double aspect window. Coving and cornice to ceiling. Gas fire with a decorative marble and cast-iron surround and a granite hearth.

#### Living Room

13.10ft x 13.8ft

with timber flooring. Solid fuel stove, Inset into the fireplace with a decorative marble and cast-iron surround and a marble hearth. Coving and cornice to ceiling.

#### Kitchen

21.2ft x 10.9ft

with tile flooring, recessed lighting and coven to ceiling. Extensive solid maple built in wall to ceiling bespoke kitchen units. Stainless steel double sink with mixer taps over. Volcanic lava stone counter top with a tile surround. Integrated five ring Belling electric hob with an extractor fan over. Integrated double oven.

#### Dining Room

15.9ft x 13ft

Solid wood flooring and a double aspect window, recessed lighting and coving to ceiling. Extensive glazing enjoying beautiful views over Lough Swilly and the surrounding countryside.

#### Utility Room

13.5ft x 8ft

Tile flooring and extensive built in storage. Stainless steel single sink and drainer unit with mixer taps over with a tiled surround. Plumbed for a washing machine and wired for a tumble dryer. Partially glazed PVC door leading to the rear.

#### Ground Floor Shower Room

Tile flooring and fully tiled walls. White two-piece suite, built in mirror. Large double shower cubicle with a glass shower enclosure and an electric shower.

Solid oak staircase leading to the first floor. The first floor landing area has carpet flooring and a hot press with ample storage and shelving. There is also access to the floored attic space via a stira staircase.

#### Bedroom One

13.10ft x 12.5ft

with carpet flooring and coving to ceiling. Large windows overlooking the beautiful views over Lough Swilly and the surrounding countryside. Fully glazed door leading out onto a glazed balcony area, overlooking Lough Swilly and the surrounding countryside.

#### Ensuite

Tile flooring and fully tiled walls. White two-piece suite. Large double shower cubicle with a Triton T90 shower.

Bedroom Two  
15.6ft x 11.9ft  
with carpet flooring

Bedroom Three  
14.3ft x 11.8ft  
with carpet flooring

Bedroom Four  
13.10ft x 13.ft  
with carpet flooring. Extensive built in wardrobes. Enjoying beautiful views over Lough Swilly and the surrounding countryside.

Bedroom Five  
12.6ft x 10.6ft  
located on the ground floor has timber flooring. Enjoying beautiful views over Lough Swilly and the surrounding countryside.

Bedroom Six  
12.4ft x 12.10ft  
with timber flooring and extensive built in shelving. Currently being used as an office.

Main bathroom  
Tile flooring and fully tiled walls. Large, tiled worktop with a marble sink with a tap over. Corner feature jacuzzi bath. Large double shower cubicle with mains multi jet power shower plus a Triton T90 electric shower.

Outside  
C. 0.44 acres. Stone wall to the front boundary. Asphalt driveway leading to the house, providing ample parking. Front garden led to lawn with extensive mature bushes and shrubs with mature hedging to the boundaries.

To the rear there is a stone path and patio area with a railing. Enjoying the views over Lough Swilly and the surrounding countryside. Stone steps leading to a basement storage area measuring 11.7ft 9.3ft which houses the oil burner and is ideal for storage.

Large rear garden led to lawn with mature hedging to boundaries providing privacy.

TO VIEW OR MAKE A BID Contact Glen Estates: Estate Agent Donegal or [iamsold](http://iamsold.ie),  
[www.iamsold.ie](http://www.iamsold.ie)

## Auctioneer's Comments

This property is offered for sale by unconditional auction. The successful bidder is required to pay a 10% deposit and contracts are signed immediately on acceptance of a bid. Please note this property is subject to an undisclosed reserve price. Terms and conditions apply to this sale.

## Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection, measurement or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Properties may be sold via online auction or public auction and bids made prior to public auction may be accepted by the vendors. iamsold and our partner auctioneer will share relevant personal information and transactional updates with each other so that we can effectively market and sell properties including the arrangement of viewings and follow up.

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