29 Lios na Greine
Lisnennan
Letterkenny
Co Donegal

For Sale by Private Treaty

Asking Price from €200,000

BER B2
Description
An exclusive new development of three substantial four bedroom detached houses enjoying a semi-rural location on the immediate outskirts of Letterkenny. The general area is well perceived in the market place affording an excellent opportunity for first time buyers or those seeking to upgrade their existing location / accommodation. Finished internally to a high standard with new appliances and tastefully decorated throughout. The house extends to a generous floor area of 155 sq m (1,673 sq ft) approximately comprising of 4 generous size bedrooms, 3 reception rooms and separate utility room.

Amenities nearby include Church of the Irish Martyrs, local convenience store, Swilly Inn Public House, and Woodlands National School. The substantial new Pramerica facility is currently under construction nearby which in conjunction with the substantial existing employers of United Healthcare, Zeus, Medisize, etc nearby should enhance future value / saleability.

BER Details
BER: B2
BER Number: 108227661
Energy Performance Indicator:118.56 kWh/m2/yr

Special Features
➢ The property is fully complete ready to take furniture and furnishings, offering bright modern accommodation / appointments.
➢ Landscaped gardens
➢ Choice of floor coverings, kitchens, fireplaces and tiling.
➢ Concrete floors at ground floor and first floor.
➢ External natural Donegal stonework.

Directions:
From the Mount Errigal Hotel take the R245 towards Ramelton and take the first exit left at the roundabout after Sweeney’s Convenience Store and Petrol Station and continue ahead for approximately 1.5 km passing Lisnennan Court and Castlebane on the right. Lios Na Greine is located on the right immediately after Castlebane.

Latitude: 54.974266 Longitude: -7.70687 (copy into Google Maps for location / streetview).
About Sherry FitzGerald Rainey

At Sherry FitzGerald Rainey we have been offering a professional estate agency service for over 50 years. As part of Sherry FitzGerald Group (Ireland’s largest estate agents) we have a level of knowledge and experience that cannot be surpassed. Members of our team are Fellows of the Society of Chartered Surveyors Ireland (SCSI), Fellows of Royal Institute of Chartered Surveyors (RICS) and Members of the Institute of Professional Auctioneers and Valuers (IPAV) the principal professional bodies for the estate agency industry. Much of our business comes from previous clients which is testament to the straightforward and consistent service we have provided and look forward to providing for many years.

The services we offer include:

- Residential and commercial sales and lettings.
- Residential and commercial valuations for legal purposes.
- Agricultural land sales and lettings.
- Hotels and licensed premises sales and lettings.
- Valuations for many financial institutions including AIB, Bank of Ireland, Permanent tsb, KBC Bank and National Irish Bank.
- Commercial rent reviews and arbitration.

Viewing Details
Please contact us to make an appointment. We are open from 9.00am to 1.00pm and 2.00pm to 5.30pm Monday to Friday, Saturdays & lunchtimes by appointment.

Conditions to be noted:
1. These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property is to be relied on as a statement or representation of fact.
2. The vendor does not make or give Sherry FitzGerald Rainey or its staff authorisation to make or give any representation or warranty in respect of this property.
3. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself/herself by inspection or otherwise as to the correctness of each of them.
4. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail.
5. The terms, Vendor and Purchaser, where the context requires shall be deemed to refer to Lessor and Lessee and Landlord and Tenant respectively.
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