



# CHARLIE ROBINSON AUCTIONEERS ESTATE AGENTS & VALUERS

**1 MEADOWHILL, KILTOY, LETTERKENNY,  
CO. DONEGAL F92 YHD7**



## **5 BEDROOM DETACHED HOUSE**

This 5 bedroom detached is situated in the popular Meadowhill estate approximately 1.5 miles from Letterkenny town centre. The property enjoys a private site and has been beautifully maintained by the present owners

### **ACCOMMODATION:**

Entrance Hallway, Kitchen / Dining Room, Utility, Living room,  
5 Bedrooms (one en-suite), Bathroom, Detached Garage

**ASKING PRICE: €275,000**

**BER C2**

BER No. 113464184

PSRA Licence No.002682

Ref No. L247

**Tel: (074) 9120990 Fax: (074) 9120986**  
**[enquiries@robinson.ie](mailto:enquiries@robinson.ie) [www.robinson.ie](http://www.robinson.ie)**

**ENTRANCE HALLWAY:**

(4.36m x 2.28m)

- Laminate Wooden Floor
- Includes Mahogany Stairs
- Stairs Carpeted

**KITCHEN / DINING ROOM:**

(6.27m x 3.97m)

- MDF Wall & Floor Units
- Tiled Between Units
- 5 Ring Gas Hob
- Electric Oven
- Integrated Dishwasher
- Integrated Fridge



**UTILITY:**

(3.61m x 2.98m)

- Vinyl Floor
- Wall & Floor Storage Units
- Includes W.C. & Handbasin

**LIVING ROOM:**

(4.93m x 3.86m)

- Wooden Fireplace with Cast Iron Interior & Back Boiler
- Carpeted Floor



**BEDROOM 1 (Downstairs):**

(4.39m x 2.99m)

- Carpeted Floor



**BEDROOM 2:**

(3.75m x 3.01m)

- Carpeted Floor



**BEDROOM 3:**

(3.52m x 3.60m)

- Carpeted Floor



**BATHROOM:**

(2.64m x 2.43m)

- Tiled Floor
- Tiled to Halfway
- W.C., Handbasin & Bidet
- Electric Shower



**MASTER BEDROOM:**

(3.86m x 4.15m)

- Carpeted Floor

**En-suite:**

(2.81m x 1.07m)

- W.C., Handbasin & Double Shower
- Vinyl Floor



**BEDROOM 4:**

(4.17m x 3.01m)

- Carpeted Floor



**DETACHED GARAGE:**

(3.22m x 5.62m)



**SPECIFICATIONS:**

- Built c. 1999
- Curtains & Light Fittings Included
- Dual Heating (OFCH & Back Boiler)

**VIEWING:** Strictly by appointment only through Charlie Robinson Estate Agents (074) 9120990

**This schedule was prepared on the 20<sup>th</sup> October 2020. While these particulars are believed to be correct they are intended for guidance only and do not form part of any agreement or contract.**