Glen Estates: Estate Agent Donegal
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Letterkenny
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25 Brookfield Heights, Letterkenny

Starting Bid: €149,000.00







For sale by Glen Estates: Estate Agent Donegal via the iamsold Bidding Platform

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

Brookfield Heights enjoys a highly convenient location in the popular Mountain Top area of Letterkenny, offering easy access to a range of local amenities and services. The property is ideally positioned for those seeking the convenience of town living, with local shops, supermarkets, cafés and retail facilities close by. Letterkenny town centre is only a short drive away, providing an extensive choice of shopping, dining, educational and recreational facilities. The location is also particularly appealing for commuters, with Letterkenny University Hospital, ATU Donegal and several of the town's major employment centres readily accessible.

- Mountain Top Diner - approximately 1 km
- Letterkenny University Hospital - approximately 1.8 km
- Letterkenny Shopping Centre - approximately 2.5 km
- Atlantic Technological University - approximately 3km
- Optum Ireland - approximately 1.5 km

- Errigal College - approximately 1 km

An early appointment to view is recommended.

Concrete steps lead to a partially glazed, hardwood front door.

Entrance Hallway: 16.9 x 6.5 ft, with tiled flooring.

Ground Floor W/C: Situated off the entrance hall is a W/C, featuring a white two-piece suite, with tiled flooring, and a tiled splashback over the wash-hand basin.

Sitting Room: 16 x 13 ft, with solid oak flooring and recessed lighting. Features an open fireplace with a decorative timber and fireboard surround, set on a granite hearth.

Kitchen-Dining Room: 19.10 x 11.5 ft, with tiled flooring and recessed lighting. Extensive built-in wall and base kitchen units, with a tiled surround. Stainless steel double sink and drainer unit, with mixer taps over. Integrated fridge-freezer, integrated dishwasher, and cooking point with stainless steel extractor hood over. Plumbed for washing machine, and wired for tumble dryer use. Partially glazed doors lead to the study / playroom / bedroom four.

Study / Playroom / Bedroom Four: With tiled flooring, and glazed double doors which lead to the rear.

Staircase leading to the first floor, with carpet flooring.

Bedroom One: 11.8 x 11.7 ft, with carpet flooring.
Ensuite: A white two-piece suite, with tiled flooring. Fully tiled separate shower cubicle, with glass shower door, containing a Triton T90 electric shower. Tiled splashback and a shaver light over the wash hand basin.

Bedroom Two: 12 x 9.10 ft, with carpet flooring.

Bedroom Three: 9.7 x 11.5 ft max, with carpet flooring.

Family Bathroom: A white three-piece suite, with tiled flooring. Triton T90 electric shower over the bath, with a glass shower screen and tiled bath surround. Tiled splashback and a shaver light over the wash hand basin.

Outside: The property is approached by a tarmac driveway, with the front garden being laid to lawn. The rear garden is also laid to lawn, with a large brick patio area and timber fencing to the boundaries.

Total Floor Area: 112 sq.m

** 3/4 Bedroom (1 Ensuite) property ideally located close many of Letterkenny's large employers. This property has been built by timber frame construction method which means

that the blockwork used doesn't have the same structural purpose as a block built property. Nevertheless we are advised that the blocks used on the outer skin are likely to be defective although they haven't been tested, with a visual inspection there is no significant cracking at present. As a result the price of this property has been set to reflect this as this property will be available to cash buyers only.

To view or make a bid contact Glen Estates or iamsold, 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 firms 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.