

Auction

Advised Market Value: €85,000

**Sherry
FitzGerald**
Raíne



28 Solomons Manor, Letterkenny,
Co Donegal, F92 K0D1

BER D1

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For Sale by Public Auction
Wednesday 21st June 2017 @ 1:00 pm
In the Leopardstown Pavilion, Dublin 18

A four bedroom detached family home located within close proximity to all Letterkenny's facilities / amenities. Extending to 120 sq m (1,292 sq ft) approximately and boasting a large rear garden.

Situated at the end of the cul de sac within the development, the property enjoys a private end site.

Conditions of Sale & Auction Procedure

Conditions of sale will be available to download from the following website: www.sherryfitz.ie/Auctions

Please register on www.sherryfitz.ie/Auctions and familiarise yourself with the auction process.

Viewing Dates and Time

Viewings will be held on Wednesday 31st May, 7th June and 14th June at 4.30pm sharp. Please arrange for all surveys and inspections to be carried out at those times.



Special Features & Services

- Double glazed uPVC window and door frames.
- Convenient location.
- Spacious rear garden.
- End of cul de sac.
- Oil fired central heating.

Accommodation

Ground Floor

Entrance Hall 4.04m x 1.19m (13'3" x 3'11")

Sitting Room 4.60m x 3.62m (15'1" x 11'11")
plus **Bay Window**

Kitchen / Dining Room 5.70m x 3.25m (18'8" x 10'8")

Utility Room 1.78m x 1.57m (5'10" x 5'2")

Bedroom 2.99m x 2.35m (9'10" x 7'9")

Wc and whb 1.58m x 1.38m (5'2" x 4'6")

First Floor

Master Bedroom 3.64m x 3.55m (11'11" x 11'8")
plus **En-Suite Shower Room** 2.49m x 1.31m (8'2" x 4'4")

Bedroom 3.60m x 2.99m (11'10" x 9'10")
plus **Built in Wardrobe** 1.30m x 0.94m (4'3" x 3'1")

Bedroom 3.69m x 2.98m (12'1" x 9'9")

Family Bathroom 2.69m x 2.38m (8'10" x 7'10")

Garden

To the rear of the property there is a spacious garden laid in lawn.

BER BER D1, BER No. 109696815

Directions

From Letterkenny University Hospital pass the entrance gate on the right. Continue straight passing Glencar Shopping Centre. Take the second exit off the roundabout and turn right immediately after taking the first road to the left. Proceed uphill for approximately 0.90km. Turn left into Solomons Manor and the property is at the end of the cul de sac, on the left and is easily identifiable by our prominent 'For Sale' board.

Latitude: 54.963174, Longitude: -7.757681 (copy into Google Maps for location / streetview).



BEDROOM



BEDROOM



BATHROOM



REAR GARDEN



NEGOTIATOR

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SOLICITOR

Joynt & Crawford
Solicitors
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Dublin 2

[www. sfr.ie](http://www.sfr.ie) / sherryfitz.ie

VIEWING DETAILS

Please contact us to make an appointment. We are open Monday to Friday 9 am to 5.30 pm. Saturdays by appointment.

CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sfr.ie/terms>, or can be requested from our office. We strongly recommend that you familiarise yourself with these general conditions.

PSRA Registration No. 002285