

Martin McGowan Properties
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108 Drumany, Letterkenny

Starting Bid: €299,950.00



For sale by Martin McGowan Properties 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.

3 Bed | Fully Renovated & Extended Home | A-Rated | Offers Over €299,950

We are delighted to bring to market this stunning, fully renovated three-bedroom home on the fringes of Letterkenny at Drumany—just one minute from the Clanree Hotel and within easy reach of Letterkenny town centre and all amenities and occupying a generous site.

This property has been completely transformed to an exceptional standard, blending contemporary design with thoughtful, high-quality finishes throughout. Achieving an A-rated BER, the home benefits from air-to-water heating and a heat recovery ventilation system, ensuring year-round comfort with minimal running costs.

The open-plan living area is anchored by a striking exposed red brick feature fireplace with an inset electric stove, complemented by beautiful herringbone timber-effect flooring that flows seamlessly through the ground floor. Vaulted ceilings and generous glazing create a

bright, airy feel with a real sense of space.

The kitchen is a showpiece — fitted with handcrafted shaker-style cabinetry in a soft cream palette, brushed antique brass hardware, white quartz worktops with full-height splashback with grey and gold veining, and luxury integrated appliances including an induction hob and built-in oven and fridge freezer and dishwasher. A brushed copper mixer tap at the sink adds a finishing touch of elegance.

The bathroom is nothing short of spectacular. The main bathroom features full-height calacatta-style porcelain tiling, a freestanding soaking tub, walk-in rainfall shower and handset on a riser rail with frameless glass screen, and brushed gold fixtures throughout. The mirror points to luxury with an LED-backlit vanity mirror and LED strips behind the floating tobacco oak grain finished contrasting tiles either side of the WHB on a vanity unit with brushed gold faucet — a truly hotel-grade finish.

Externally, the property presents beautifully with a modern grey render and natural stone porch surround, new roof finishes, and a generous gravelled driveway with ample parking. The site is fully enclosed with lollipop timber fencing, offering privacy and a manageable, low-maintenance garden.

Highlights:

TRIPLE GLAZED WINDOWS
AIR TO WATER
HEAT RECOVERY SYSTEM
LUXURY KITCHEN
STUNNING BATHROOM

Key Features:

3 bedrooms
Fully renovated to A-rated BER standard
Air-to-water heating system
Heat recovery ventilation (HRV)
Quartz worktops & luxury kitchen appliances
Stunning bathroom fit-out with brushed gold fixtures
Herringbone timber-effect flooring throughout
Exposed brick feature fireplace with electric stove
Modern grey render & natural stone porch
Ample off-street parking
1 minute from Clanree Hotel, Letterkenny

Generous site extending to c.0.54 acre including outside the fence and potential for a second site, see possible layout in attached plans. Sale is not subject to planning for a second home.

For virtual tour, copy and paste the following link:

<https://property.martinmccgowan.ie/drumany-letterkenny-donegal/1077427/video/photo-43>

Total Floor Area: 88 m²

BER: A3/ A1

Offers invited over €299,950

TO VIEW OR MAKE A BID contact Martin McGowan Properties 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

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