



**ROBINSON**  
ESTATE AGENTS

**BALLYLAWN, MANORCUNNINGHAM, CO. DONEGAL**



**C.1.75 ACRE SITE WITH FPP FOR 5 BEDROOM PROPERTY**

This stunning c.1.75 acre site is on an elevated site overlooking Lough Swilly.  
The site has full planning permission for a c. 5000 ft<sup>2</sup> architecturally designed house.  
The site is situated in close proximity to Letterkenny & Derry

**ASKING PRICE: €150,000**

**PSRA Licence No.002682  
Ref No. L301**

ROBINSON ESTATE AGENTS  
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**FRONT ELEVATION**

**VIEW:**



**PLANNED LAYOUT / ACCOMODATION COMPRISES:**

**Ground Floor:**

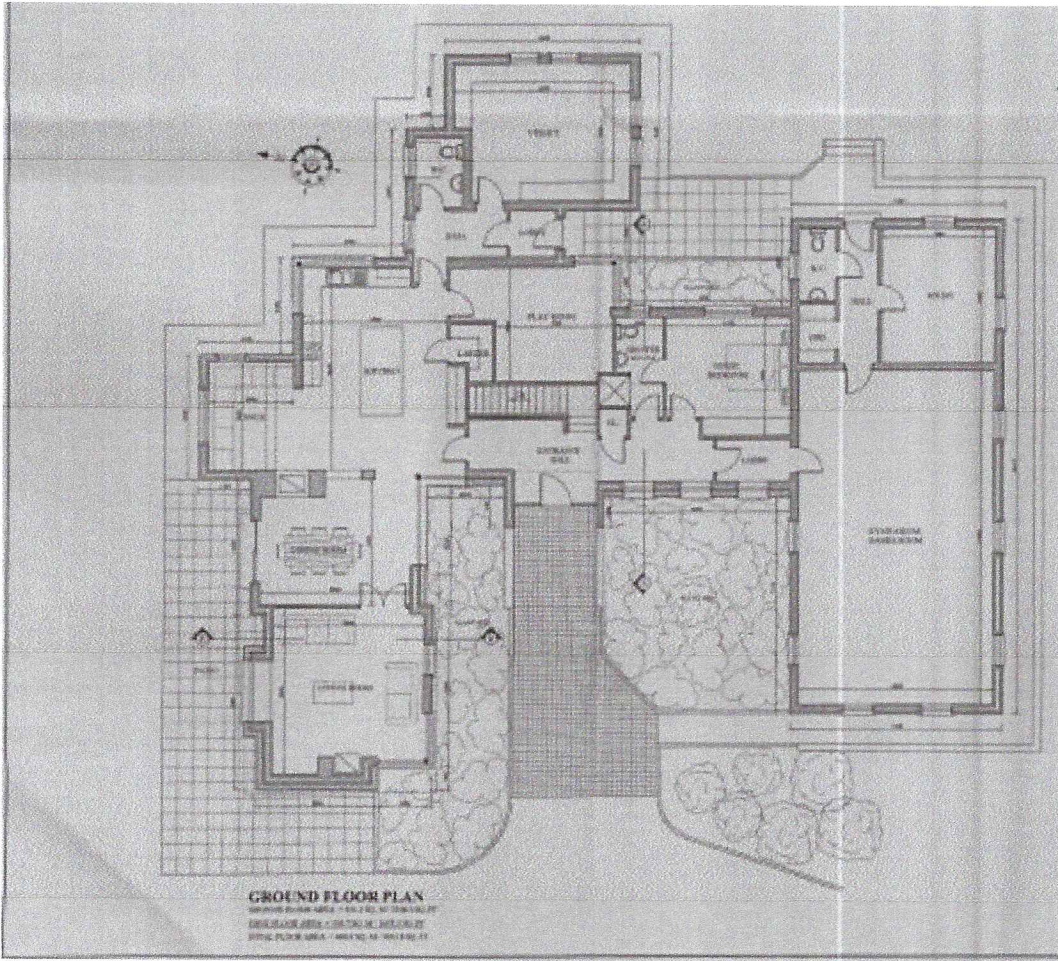
Entrance Hall, Living Room, Dining Area, Kitchen, Snug, Back Hallway, W.C, Playroom, 1 Bedroom & Shower Room, Gymnasium / Games Room

**First Floor:**

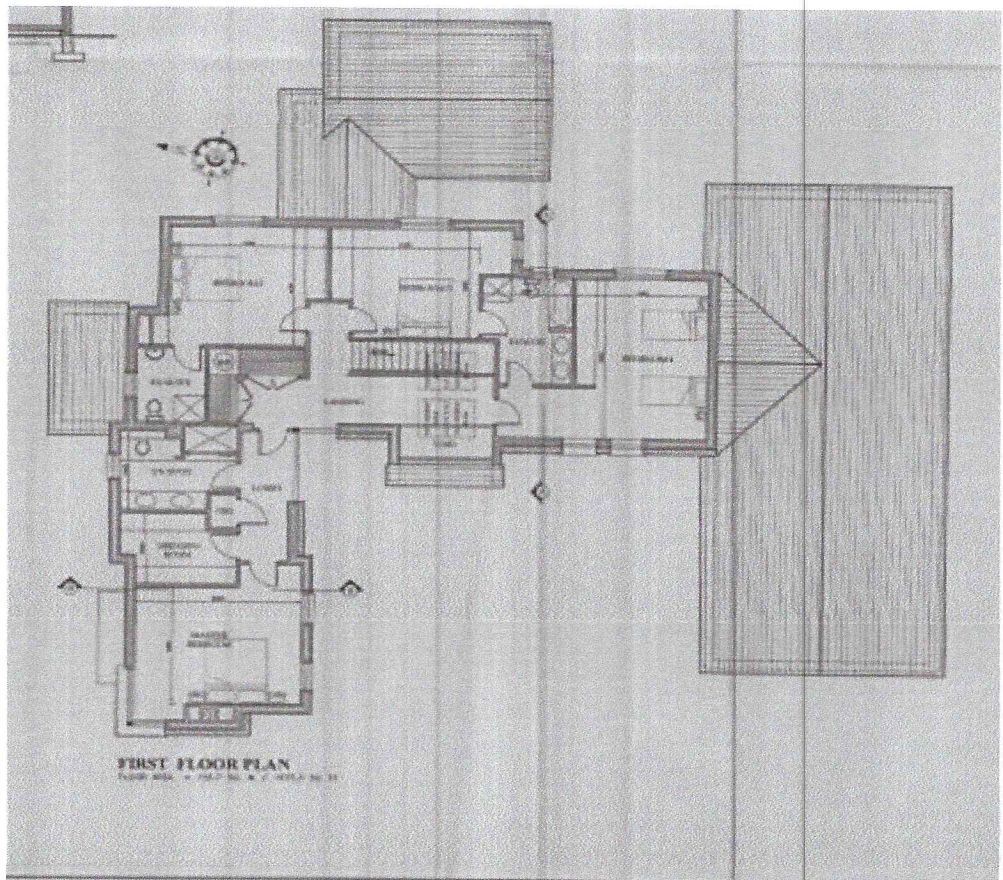
Master Bedroom with Dressing Room & En-suite, Landing, 3 Bedrooms (1 En-suite, 1 Jack & Jill En-suite)



**GROUND FLOOR LAYOUT:**

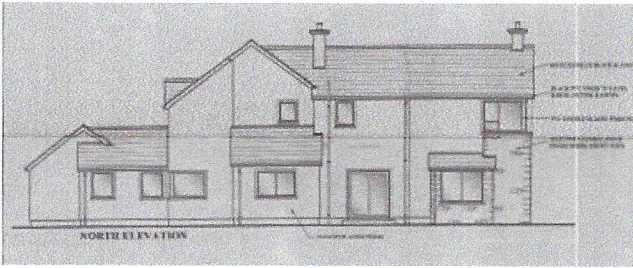


**FIRST FLOOR LAYOUT:**

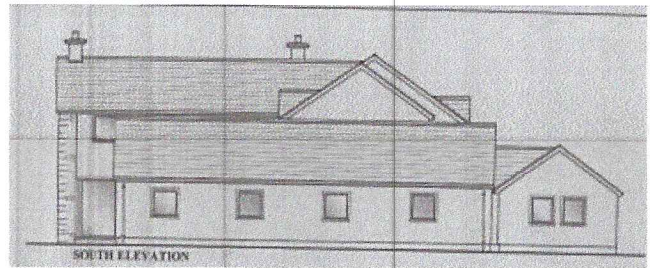




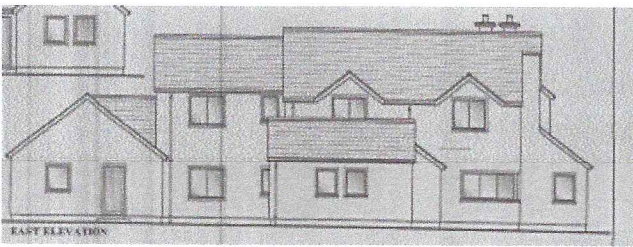
**NORTH ELEVATION:**



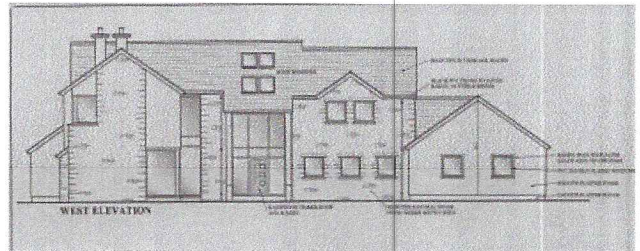
**SOUTH ELEVATION:**



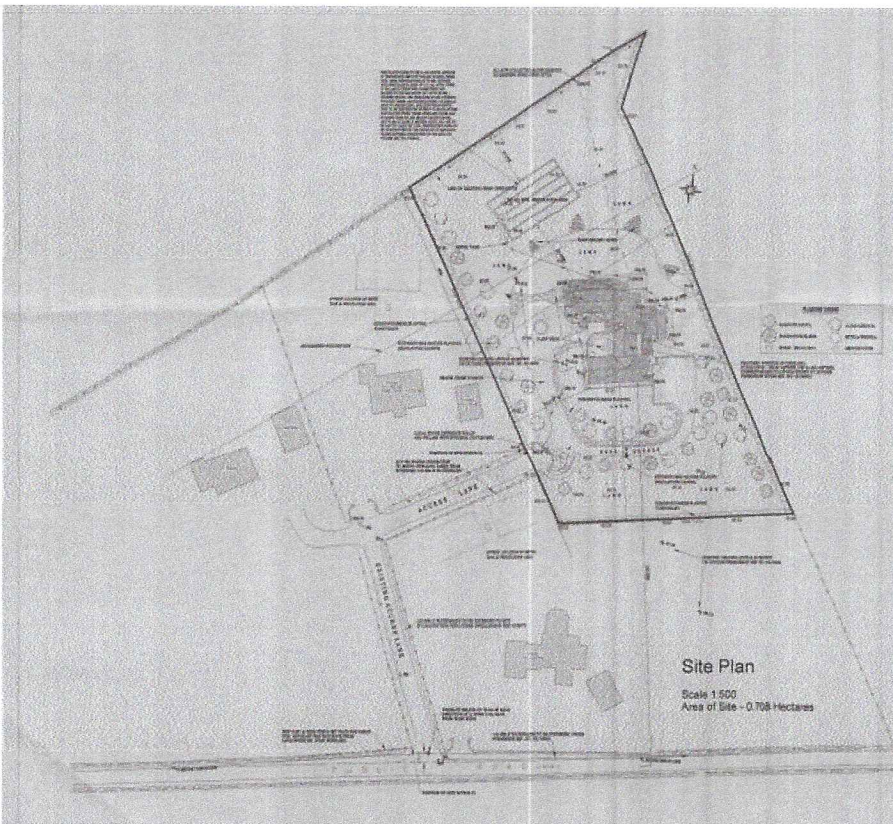
**EAST ELEVATION:**



**WEST ELEVATION:**



**SITE PLAN:**



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

**This schedule was prepared on the 17<sup>th</sup> August 2021. While these particulars are believed to be correct they are intended for guidance only and do not form part of any agreement or contract.**