



ROBINSON
ESTATE AGENTS

3 SHORESIDE, SHORE RD., PORTNABLAGH, CO. DONEGAL, F92 PH34



3 BEDROOM SEMI-DETACHED HOUSE

This 3 bedroom semi-detached house is situated on the popular Shore Rd. in Portnablagh. Rarely do properties at this address, with un-interrupted views of Sheephaven come onto the market. This property has the benefit of parking to the side and a patio area to the rear.

ACCOMMODATION:

Entrance Porch, Kitchen / Living / Dining Area, Back Hallway, W.C.,
3 Bedrooms (One En-suite) & Bathroom

BER Certificate No.:

ASKING PRICE: €395,000

**PSRA Licence No.002682
Ref No. D330**

ROBINSON ESTATE AGENTS

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ENTRANCE PORCH:

- Solid Oak Floor
- Pine Staircase



KITCHEN / LIVING / DINING AREA: (8.85m x 5.11m)

- Solid Oak Floor
- Cast Iron Fireplace
- MDF Wall & Floor Units
- Tiled between Units
- Electric Oven & Hob
- Integrated Fridge Freezer
- Washing Machine
- Sliding Door to Rear leading to Patio



BACK HALLWAY & W.C. :

(4.11m x 1.45m)

- Tiled Floor in Hallway
- Vinyl Floor in W.C.
- Built-in Storage Units
- W.C. & Handbasin

BEDROOM 1:

(3.95m x 3.29m)

- Oak Floor
- Sea Views



En-suite:

(1.25m x 3.30m)

- W.C. & Handbasin
- Electric Double Shower
- Tiled to Halfway
- Vinyl Floor



BEDROOM 3:

(2.78m x 2.78m)

- Oak Floor
- Built-in Wardrobe
- Sea Views



BEDROOM 2:

(4.02m x 3.28m)

- Oak Floor



BATHROOM:

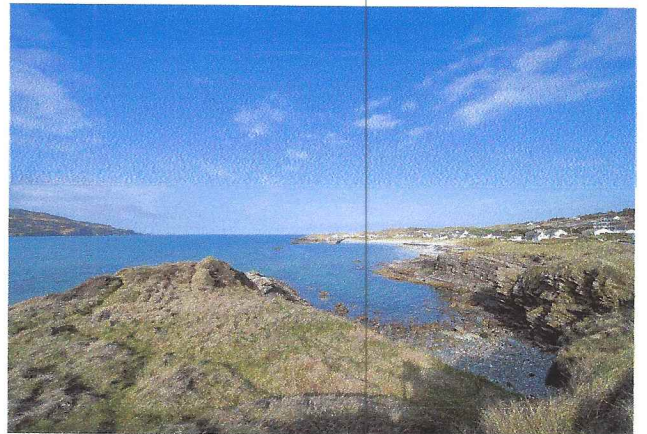
(2.07m x 2.06m)

- W.C. & Handbasin
- Bath / Shower
- Vinyl Floor
- Tiled to halfway
- Tiled above bath



SPECIFICATIONS:

- Oil Fired Central Heating
- Double Glazed Windows
- Patio to Rear
- Panoramic Sea Views
- Pebble Driveway
- Option of Furnished / Un-furnished



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

This schedule was prepared on the 4th April 2022. While these particulars are believed to be correct they are intended for guidance only and do not form part of any agreement or contract.