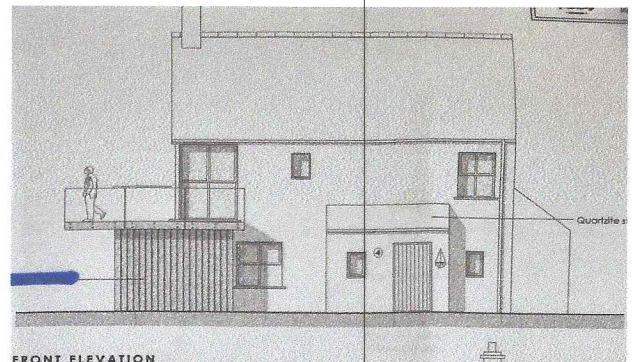
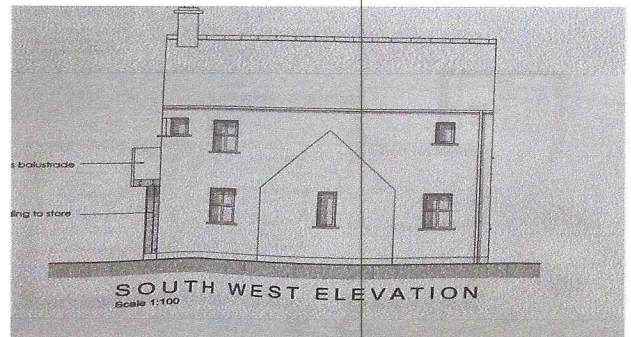
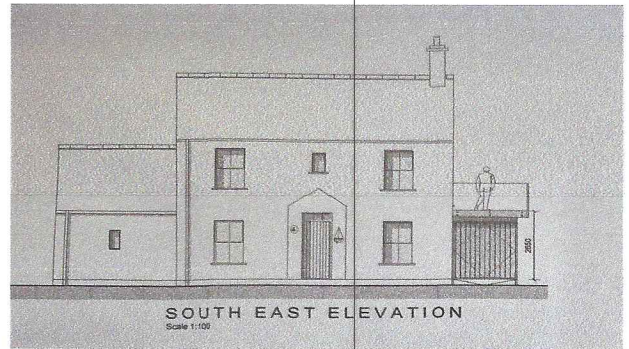
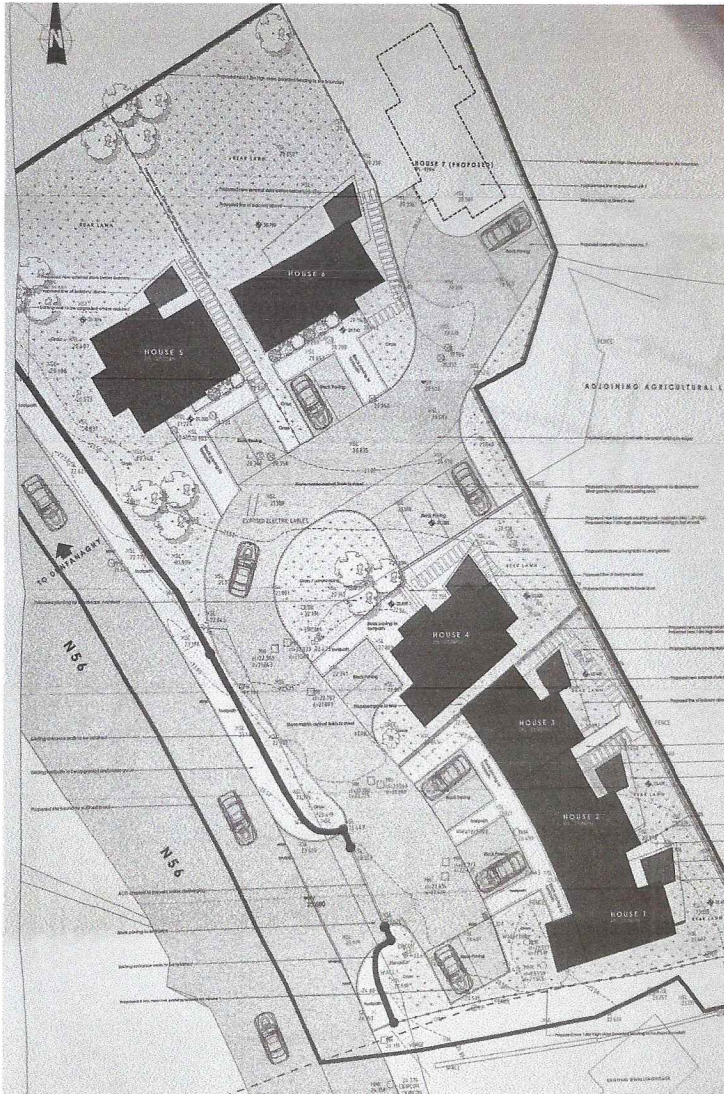




ROBINSON
ESTATE AGENTS

ARD AN CHUAIN, PORTNABLAGH, CO. DONEGAL



EXCLUSIVE NEW DEVELOPMENT OF 6 ONLY HOUSES

This new development is set near Portnablagh Harbour.

The properties have been designed with living accommodation on the first floor to maximise the stunning views of Sheehavon Bay.

Each property will have a large balcony to the rear overlooking the water and will be finished to a high turn key specification. The properties will include a fully fitted kitchen including appliances & quartz worktops, timber staircase with glass balustrade and an air to water underfloor heating system. The properties will also feature natural stone cladding to the front entrance.

ASKING PRICE:

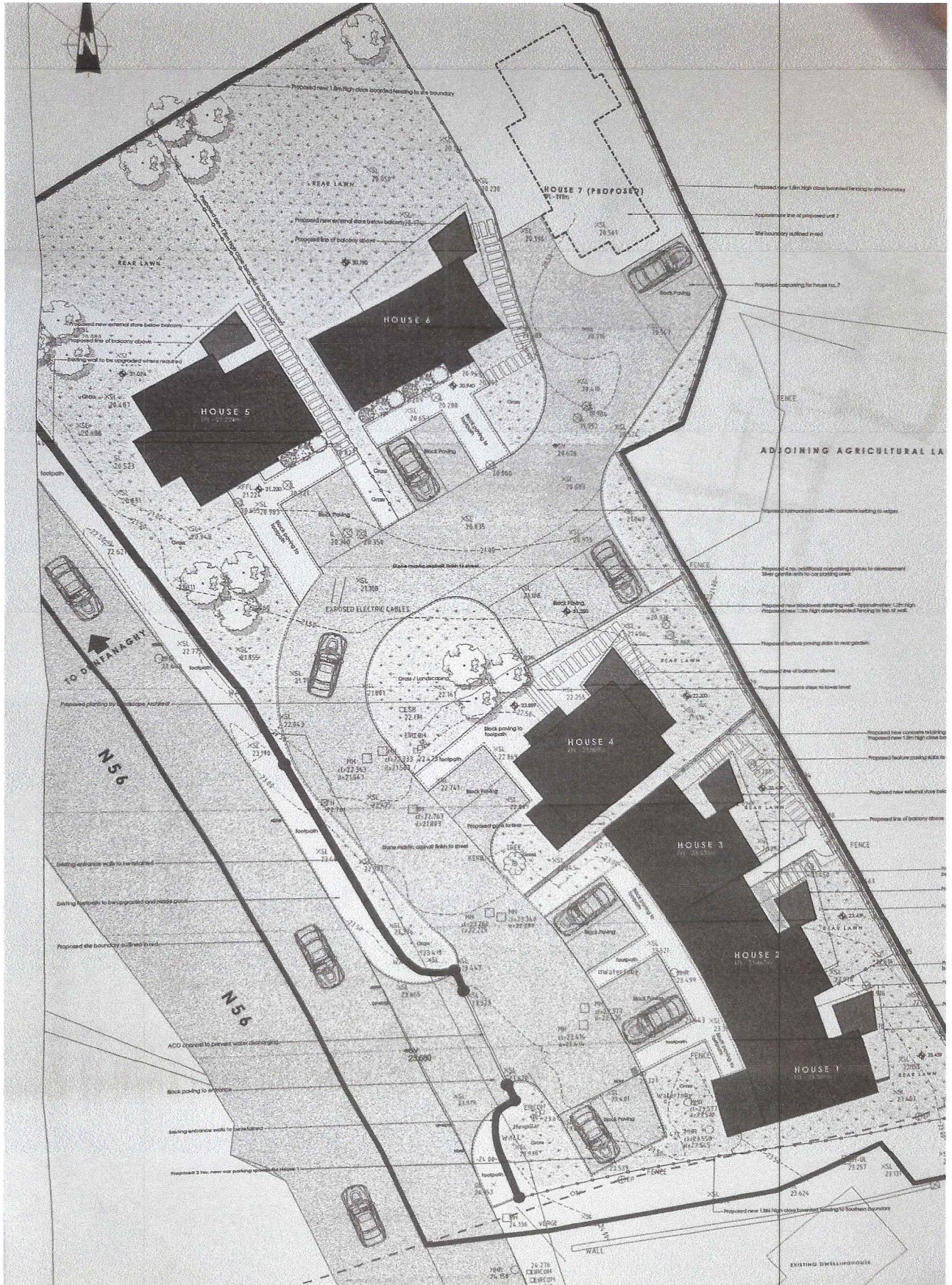
Prices Starting From €295,000

**PSRA Licence No.002682
Ref No. D365**

ROBINSON ESTATE AGENTS

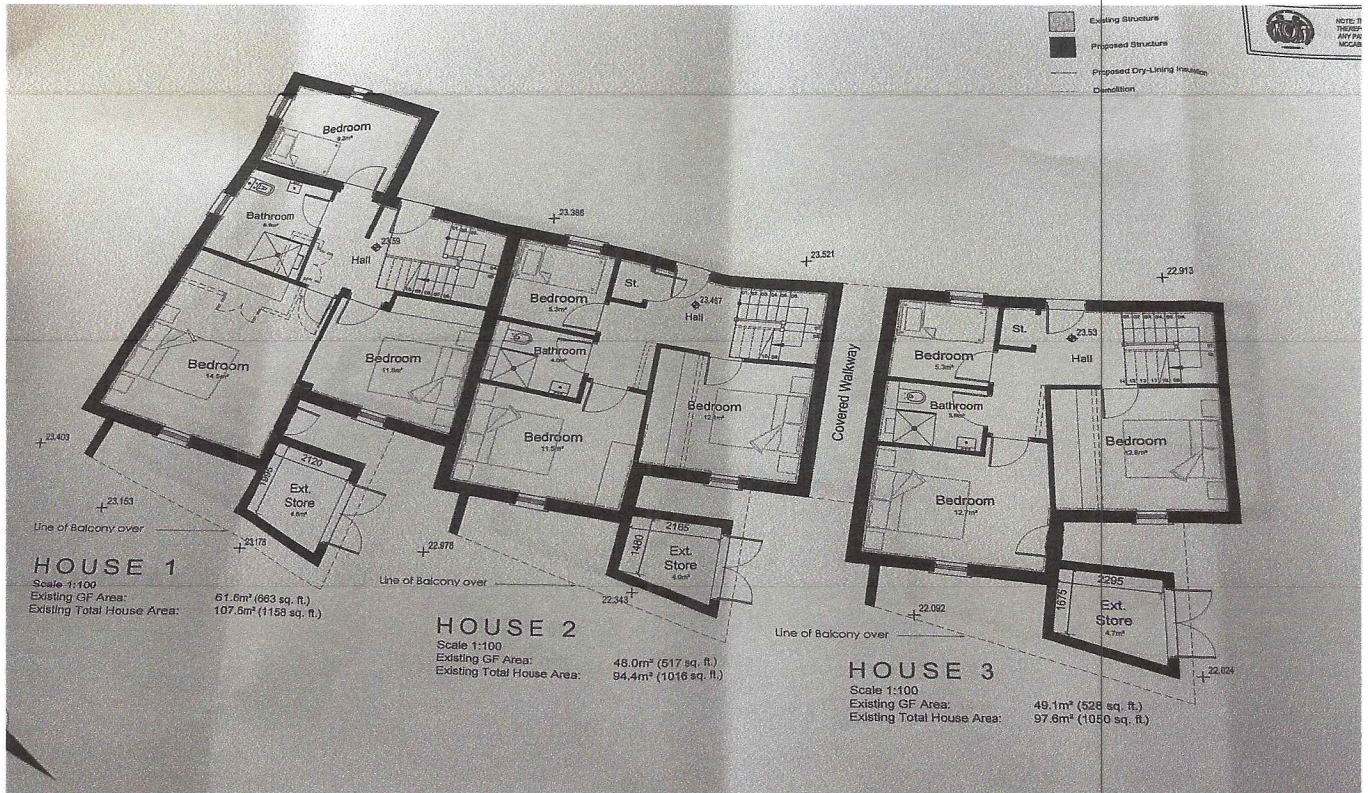
30 Port Road Letterkenny Donegal / Main Street Dunfanaghy Donegal
T. 074 91 20990 www.robinsonestateagents.ie E. enquiries@robinsonestateagents.ie

SITE MAP:

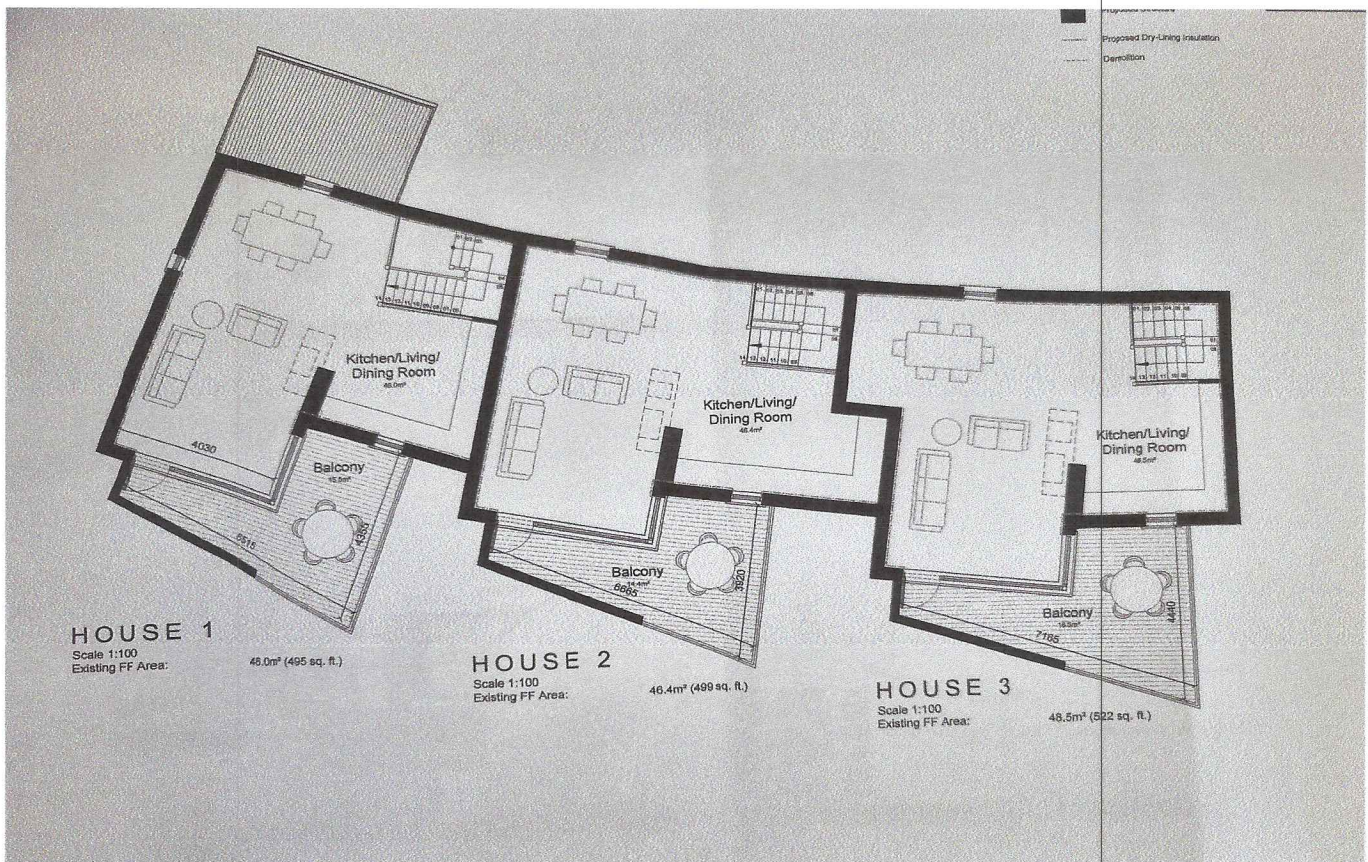


HOUSE 2 & 3 FLOOR PLANS:

GROUND FLOOR:

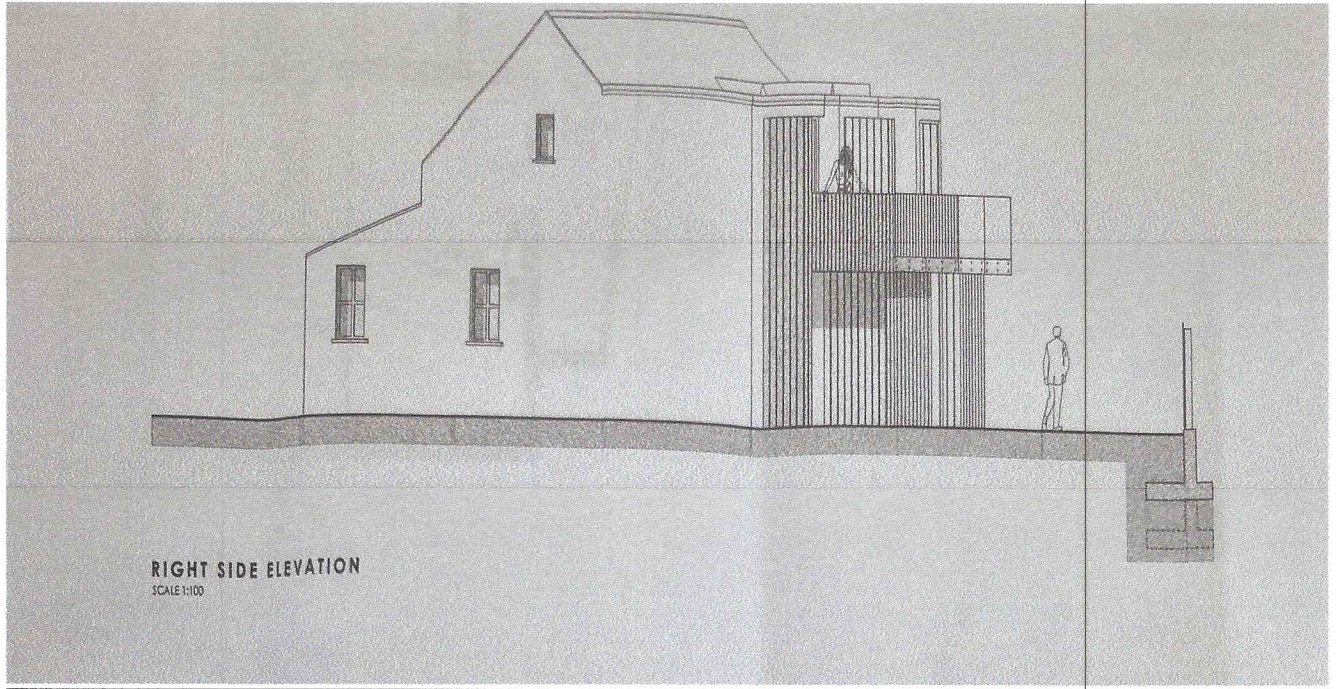


FIRST FLOOR:

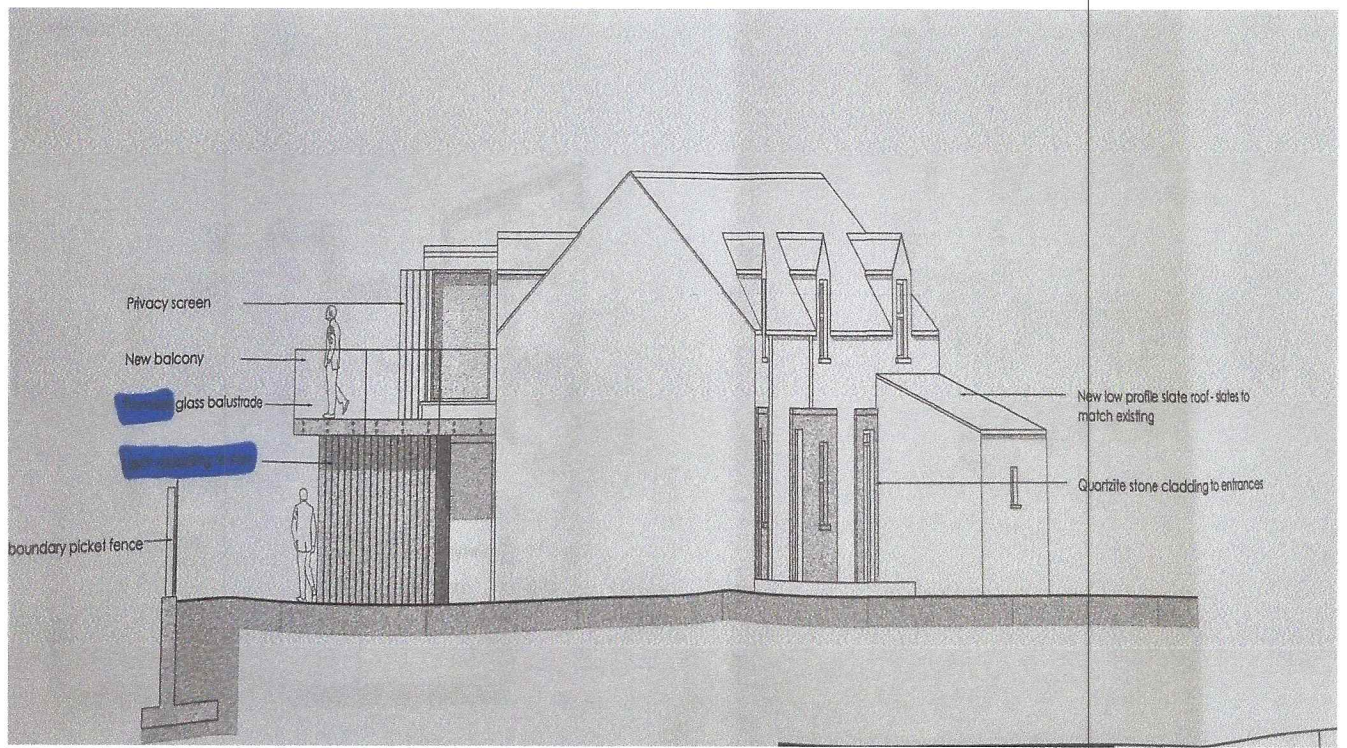


HOUSE 2 & 3 ELEVATIONS:

RIGHT SIDE:

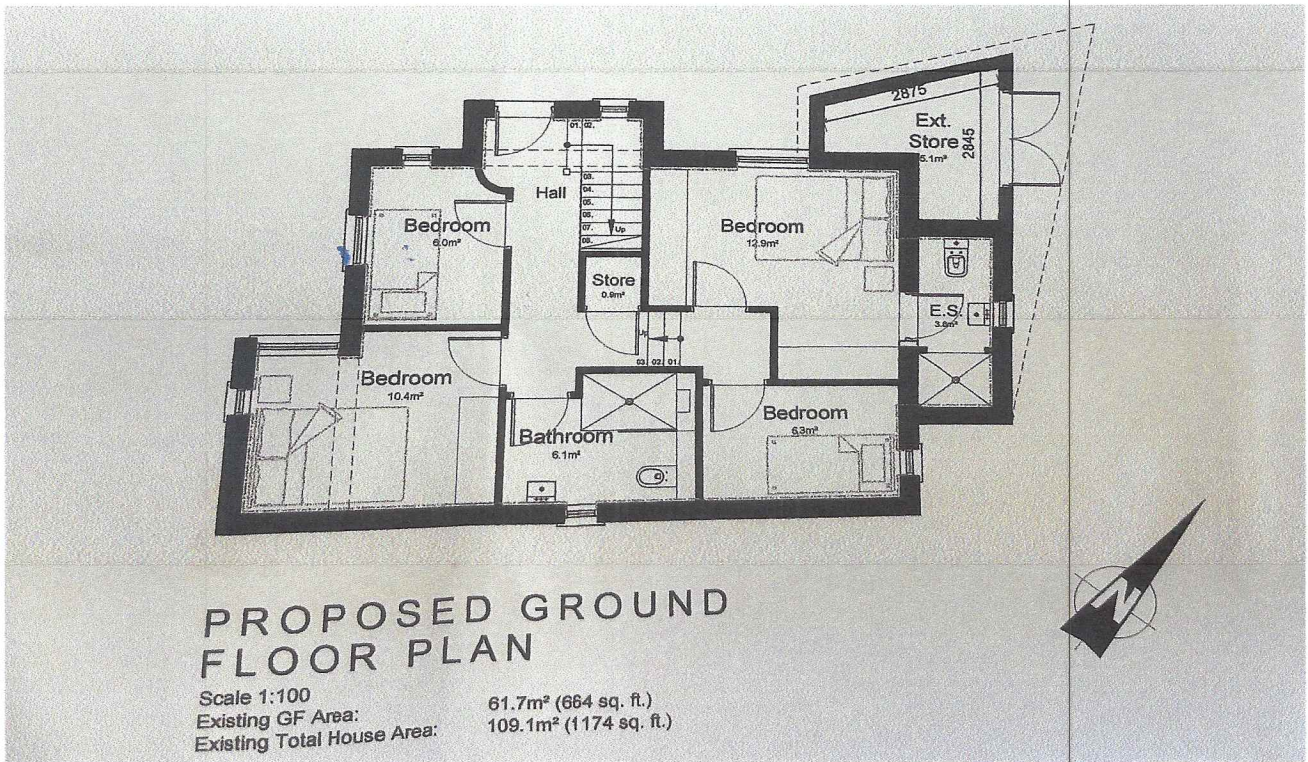


LEFT SIDE:

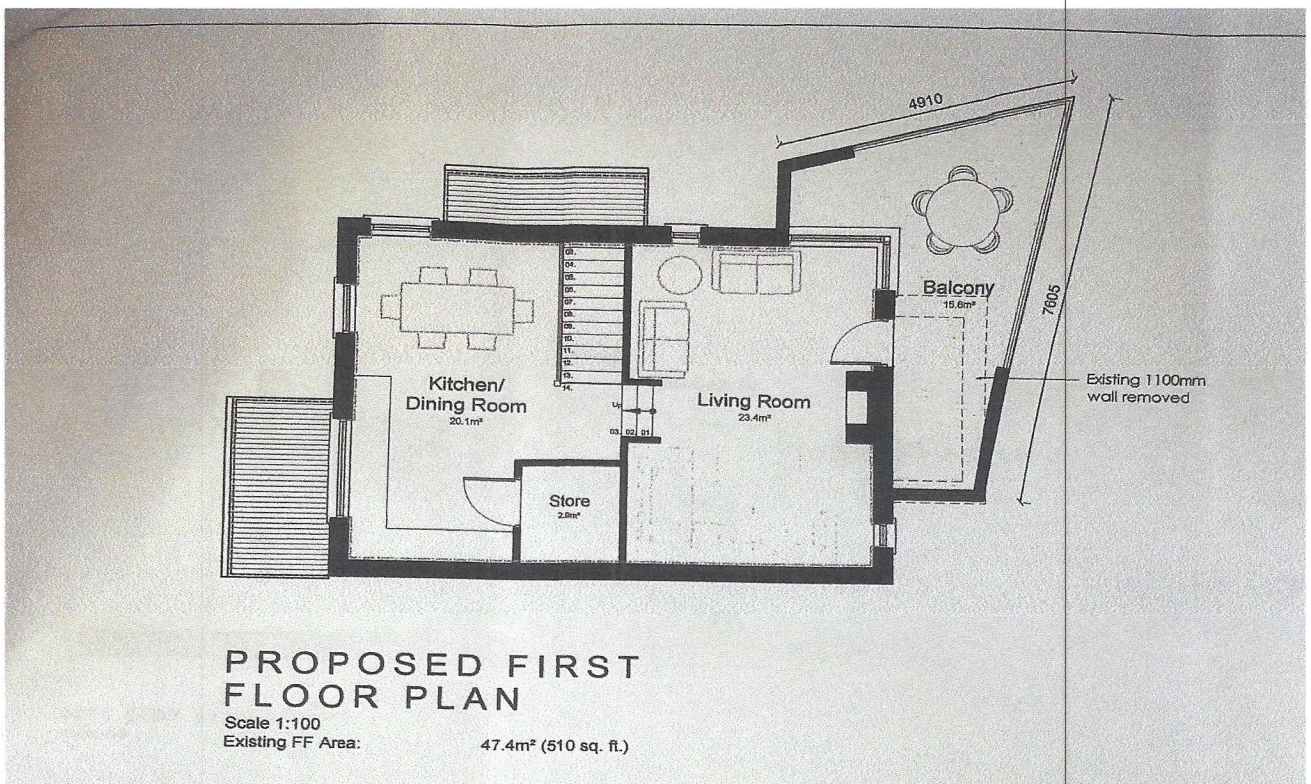


HOUSE 4 FLOOR PLANS:

GROUND FLOOR:

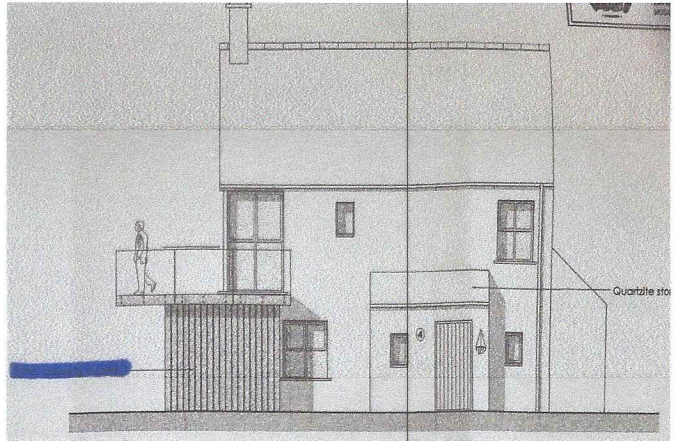


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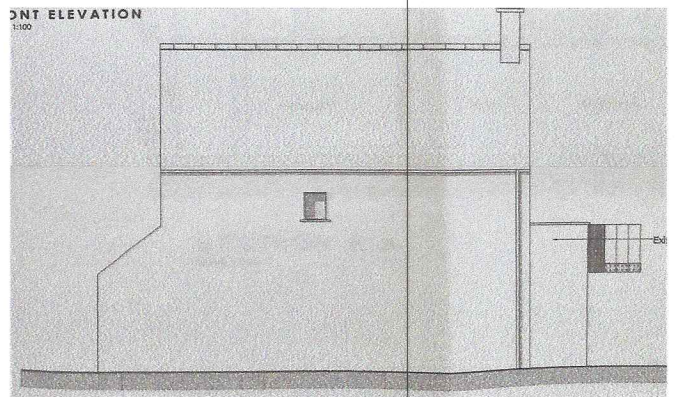


HOUSE 4 ELEVATIONS:

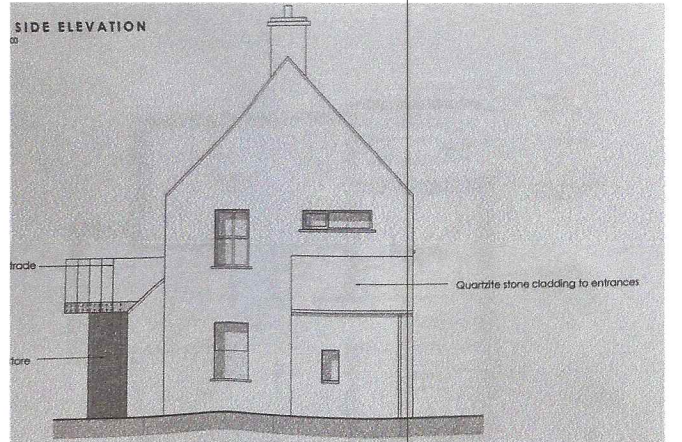
FRONT ELEVATION:



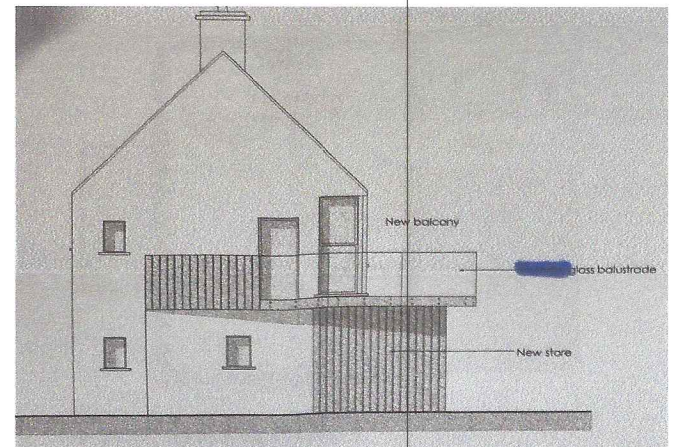
REAR ELEVATION:



RIGHT SIDE ELEVATION:

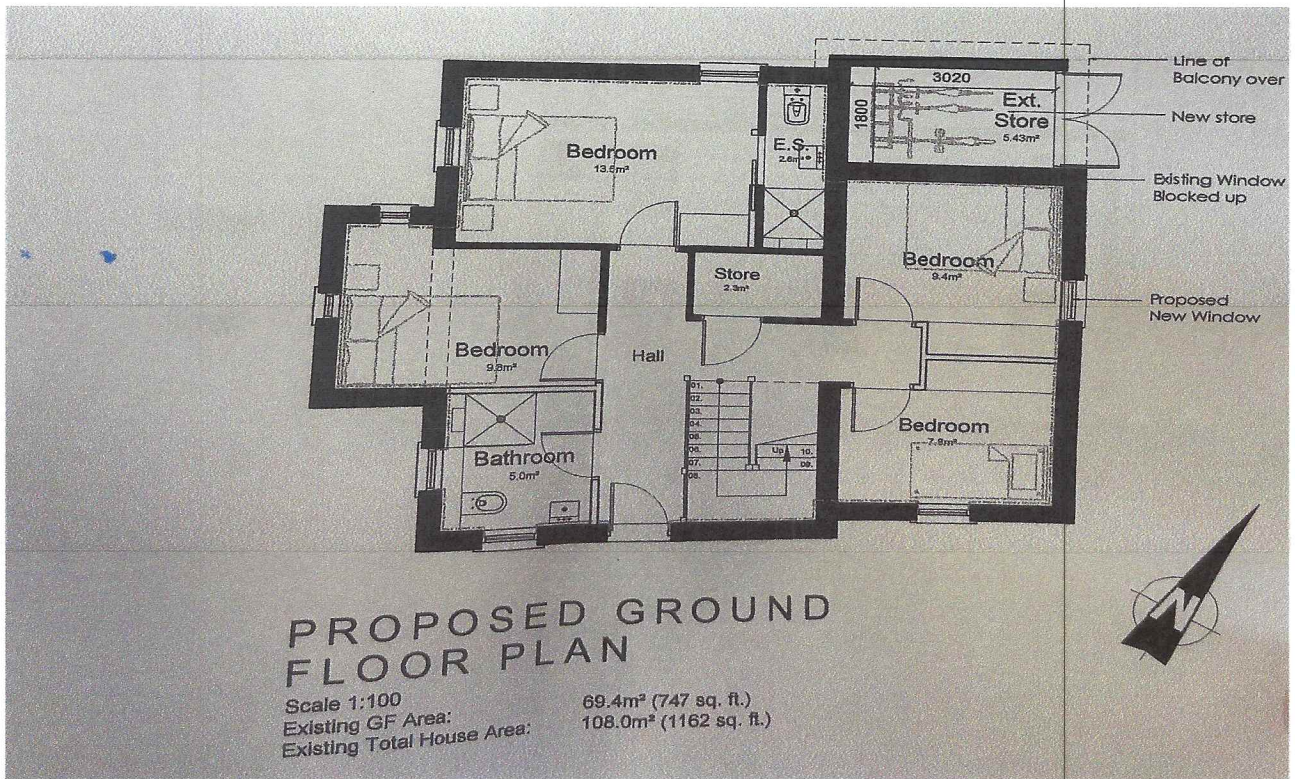


LEFT SIDE ELEVATION:

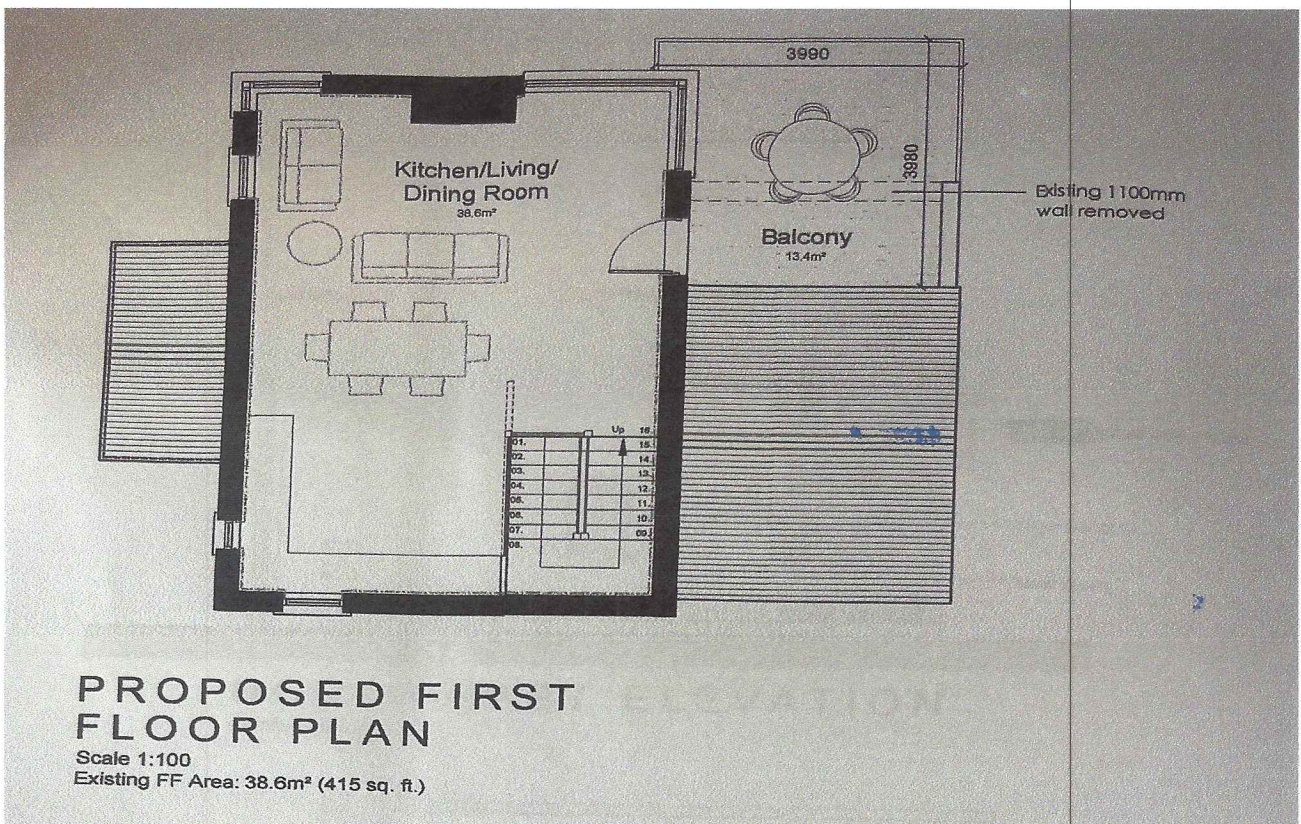


HOUSE 5 FLOOR PLANS:

GROUND FLOOR:

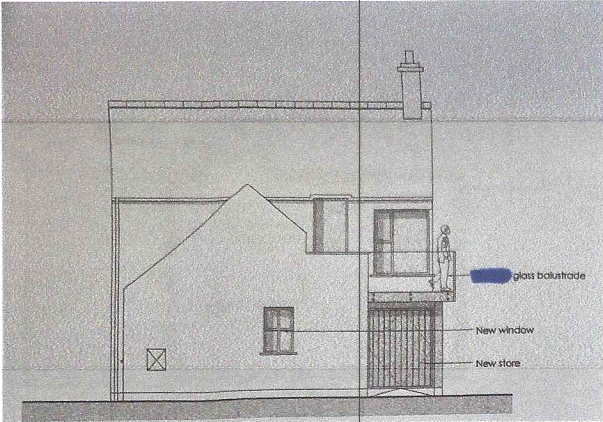


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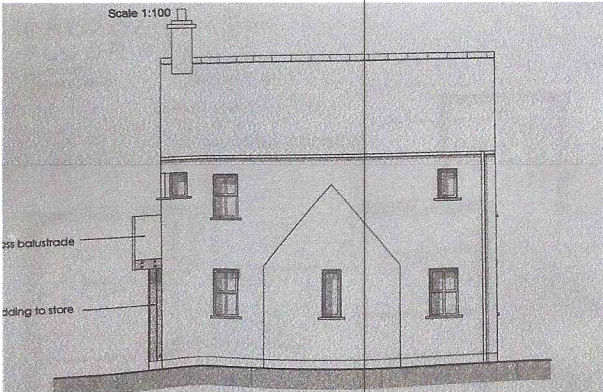


HOUSE 5 ELEVATIONS:

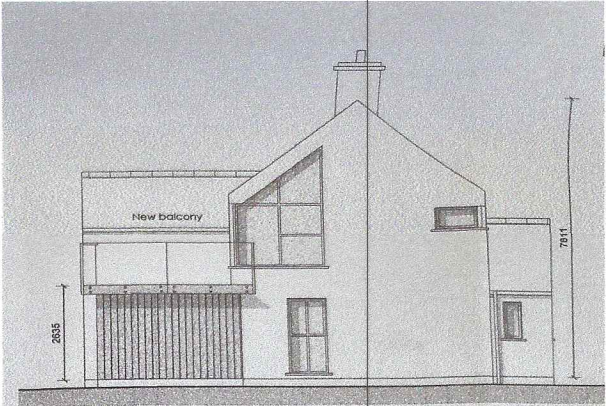
NORTH EAST ELEVATION:



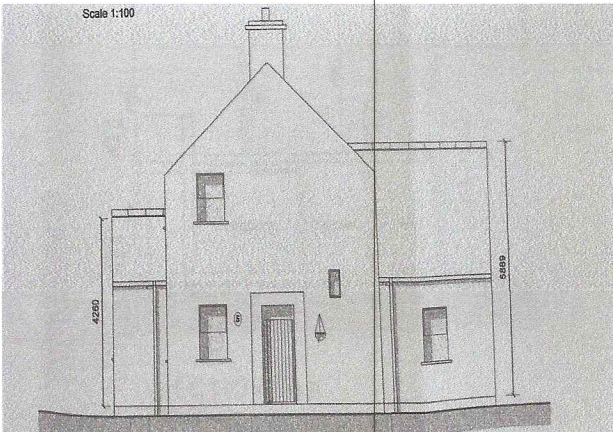
SOUTH WEST ELEVATION:



NORTH WEST ELEVATION:

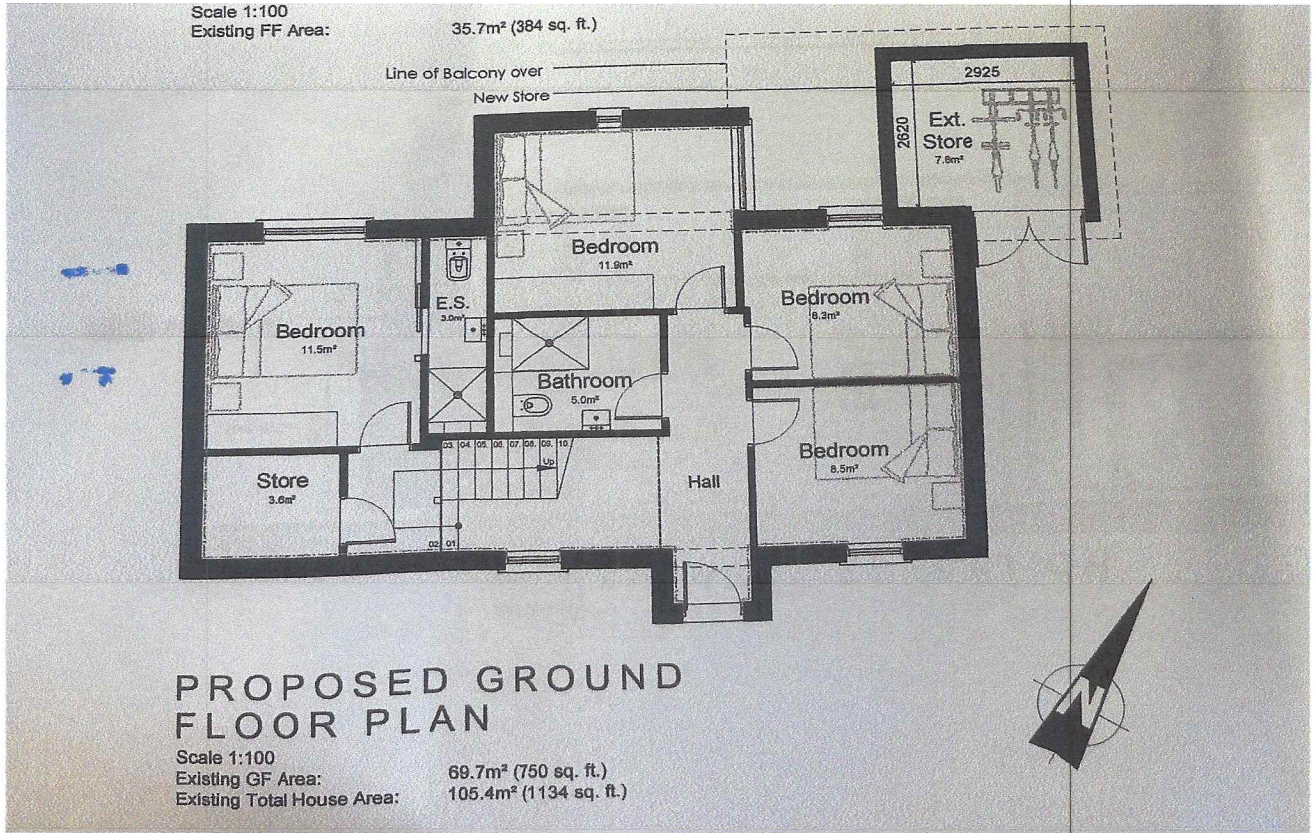


SOUTH EAST ELEVATION:

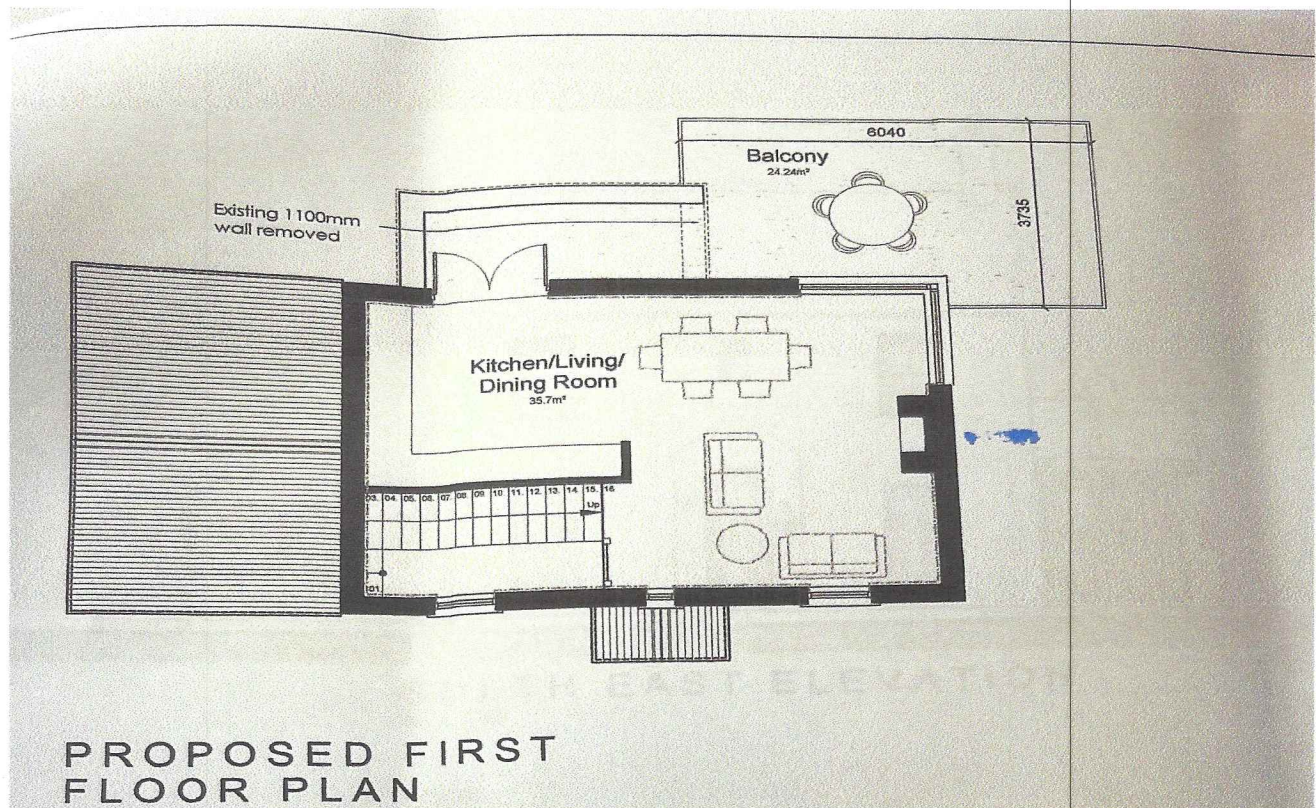


HOUSE 6 FLOOR PLANS:

GROUND FLOOR:

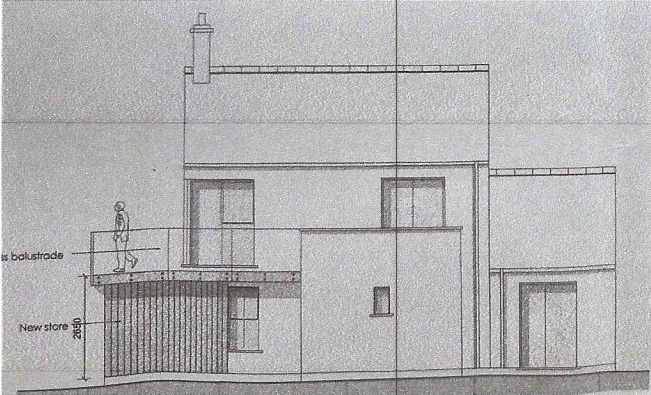


FIRST FLOOR:

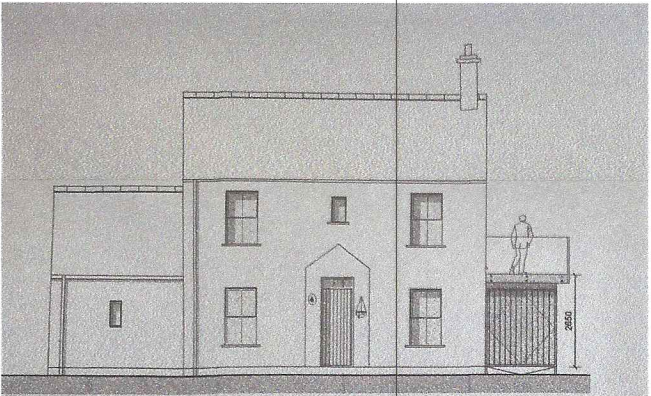


HOUSE 6 ELEVATIONS:

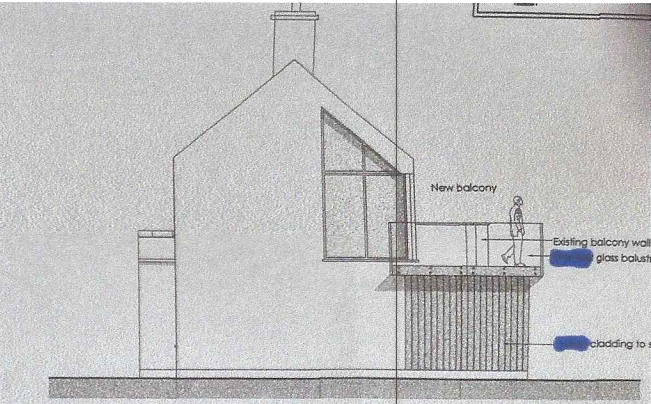
NORTH WEST ELEVATION:



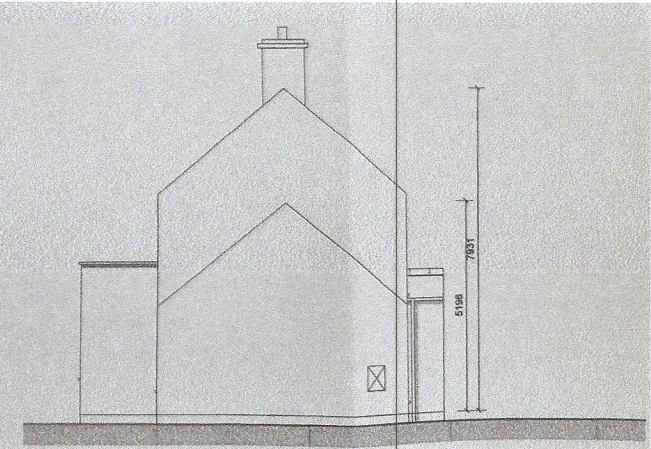
SOUTH EAST ELEVATION:



NORTH EAST ELEVATION:



SOUTH WEST ELEVATION:



SPECIFICATIONS:

PAINTING & DECORATING:

- Painting plaster; one coat sealer; two coats matt emulsion paint, applied to internal walls (same colour throughout)
- Painting plaster; one coat sealer; two coats matt emulsion paint, applied to plastered ceilings
- Painting plaster; one coat sealer; two coats emulsion paint, applied to external walls, plinth & bands

TILING:

- Ceramic tiling to entrance hall, bathroom & kitchen floors with tiled shower area in bathroom

FLOORING:

- Timber laminate flooring to bedrooms & living area

ELECTRICAL:

- White electrical fittings throughout
- Centre lights in all rooms

HEATING & PLUMBING:

- Air-to-Water Heating Pump with underfloor heating
- 200L hot water storage cylinder

SITWORKS:

- Gardens finished in decorative chippings
- Footpaths to house perimeter
- Kerbing
- Paved driveways
- Boundaries to rear gardens to be 1.8m high boarded fence

BALCONY:

- Galvanised steel balcony with glazed balustrading to perimeter with composite decking boards

NATURAL STONWORK:

- Natural stone cladding to front entrance

EXTERNAL RENDERING:

- External wet dash with white painted finish

SPECIFICATIONS:

uPVC WINDOWS & DOORS:

- White uPVC double glazed windows and doors

ROOF STRUCTURE:

- Truss/ cut timber roof

ROOF FINISHES:

- Blue/ black slate roof covering
- Black uPVC fascia, soffit & rainwater goods
- 300mm rockwool attic insulation between joists

JOINERY:

- Selected softwood doors and frames with all architraves, skirtings and window boards in moulded MDF to receive painted finish.

STAIRCASE:

- Timber painted stairs complete to be constructed in softwood with glass balustrading

KITCHEN:

- Shaker style kitchen with quartz worktops complete with appliances

PRICE LIST:

- House 2 & 3: €295,000
- House 4 & 5: €425,000
- House 6: €450,000

VIEWING: Strictly by appointment only through Charlie Robinson Estate Agents (074) 9120990/9120989

This schedule was prepared on the 21st July 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.