



ROBINSON

ESTATE AGENTS

2 BALLYMORE UPPER, PORTNABLAGH, CO. DONEGAL



3 BEDROOM BUNGALOW

This 3 Bedroom Bungalow is beautiful presented and is situated opposite the entrance to Ard's Forest Park. The property has the benefit of a large garden to the rear and needs to be viewed to appreciate the quality of the interior. The property has passed a mica survey.

ACCOMMODATION:

Hallway, Living Room, Kitchen/Dining Room, Utility, Sunroom, Shower Room
3 Bedrooms (1 En-suite) & Bathroom

ASKING PRICE: €275,000

BER Certificate No.: 116339565

PSRA Licence No.002682

BER C2

Ref No. D453

ROBINSON ESTATE AGENTS

30 Port Road Letterkenny Donegal / Main Street Dunfanaghy Donegal

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HALLWAY:

(5.66m x 2.42m)

- Solid Oak Floor
- Pine Staircase with Storage Below

LIVING ROOM:

(4.48m x 5.20m)

- Solid Oak Floor
- Pine Fireplace with Cast Iron Interior
- Tiled Hearth
- Double Doors to Kitchen



KITCHEN/ DINING ROOM:

(8.36m x 3.90m)

- Tiled Floor
- MDF Wall & Floor Units
- Electric Oven & Hob
- Fridge Freezer
- Double Doors to Sunroom
- Tiled between Units



UTILITY:

(3.54m x 1.78m)

- Tiled Floor
- MDF Wall and Floor Units
- Dishwasher & Washing Machine
- Tiled above Units



SUNROOM:

(3.07m x 3.67m)

- Solid Maple Floor
- Double Doors to Outside



BEDROOM 1:

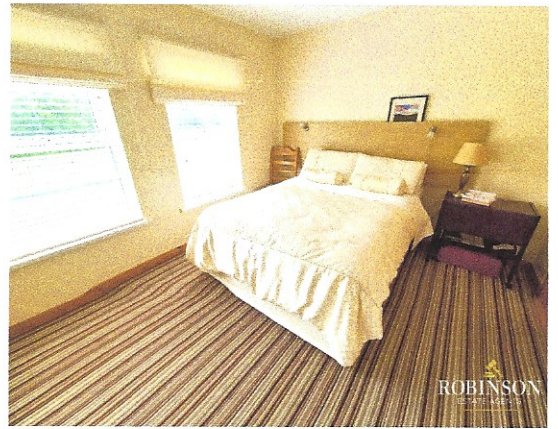
(3.22m x 4.08m)

- Carpeted Floor

En-suite:

(2.37m x 1.12m)

- Tiled Floor
- W.C., Handbasin & Double Electric Shower
- Shower Tiled



BATHROOM:

(2.47m x 1.99m)

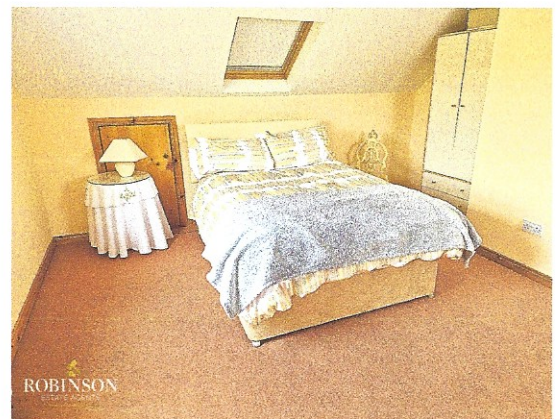
- Tiled Floor
- Tiled to Halfway
- W.C., Handbasin & Bath



BEDROOM 2:

(4.62m X 4.89m)

- Carpeted



SHOWER ROOM:

(2.66m X 1.34m)

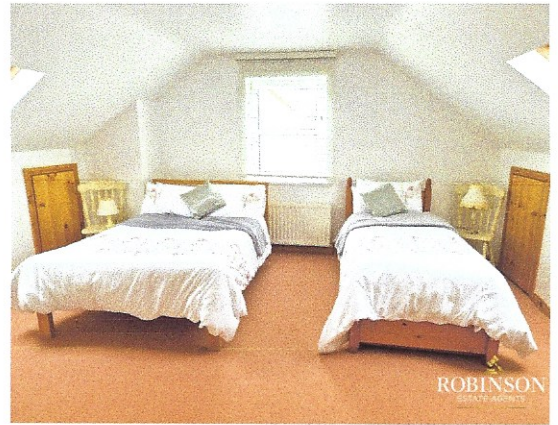
- Tiled Floor
- W.C. & Handbasin & Electric Shower



BEDROOM 3:

(4.89m x 4.07m)

- Carpeted



SPECIFICATIONS:

- Oil Heating
- Double Glazed Windows
- Blinds & Light Fittings Included
- Property has been Mica Tested

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

This schedule was prepared on the 6th June 2023. While these particulars are believed to be correct they are intended for guidance only and do not form part of any agreement or contract.