



ROBINSON
ESTATE AGENTS

ERRAROOEY, FALCARRGH, CO DONEGAL F92PT4C



STUNNING 3 BEDROOM DETACHED HOUSE

Set in the peaceful surrounds of Erraroe, Falcarragh, this exceptional home offers a rare opportunity to experience luxury living along Ireland's breath-taking northwest coast. Perfectly positioned between Dunfanaghy and Falcarragh, the property combines convenience with complete tranquillity, all while enjoying uninterrupted views over Falcarragh Beach and the wild, ever-changing Atlantic Ocean. Finished to an outstanding standard throughout, this home has been thoughtfully designed with both comfort and efficiency in mind. A state-of-the-art air-to-water heating system, underfloor heating, and high-performance triple-glazed windows ensure year-round warmth, energy efficiency, and a serene interior environment. The property exudes quality and style beautifully landscaped grounds, and sweeping driveway setting the tone for what lies within.

ACCOMMODATION:

Kitchen/Dining Room, Livingroom,
Entrance Hall, Sitting Room, Utility, 3 Bedrooms (One Ensuite) & Bathroom

ASKING PRICE: €550,000

BER Certificate No: 119259810

PSRA Licence No.002682

BER A3

Ref No. D511

ROBINSON ESTATE AGENTS

30 Port Road Letterkenny Donegal / Main Street Dunfanaghy Donegal

T. 074 91 20990 www.robinson.ie E. enquiries@robinson.ie

KITCHEN/DINING/LIVING:(12.4m x 3.77m)

- MDF Kitchen Wall and Floor units
- 5 ring Gas Hob
- Integrated Dishwasher
- American Fridge Freezer
- Eye level Double Electric Oven
- Breakfast Bar
- Electric Fire
- Exposed Wooden Beams



UTILITY: (2.9m X 1.88m)

- MDF Wall & Floor Units

HALLWAY: (4.55 X 1.96 and 8.29 X 1.17)

- Tiled Floor

LIVING ROOM (4.17m x 3.97m)

- Carpeted Floor
- Bay Window (2.19m x 1.15m)



BATHROOM: (2.79m x 2.77m)

- W.C,
- Corner Bath & Shower
- Vanity unit



BEDROOM ONE: (2.77m X 4.58m)

- Carpeted

BEDROOM TWO: (3.48m X 3.98m)

- Carpeted
- Sliderobe

BEDROOM THREE: (3.58m X 5.26m)

- Tiled Floor
- Walk in Wardrobe
- Coving & Recess Lighting

Ensuite (3.46m x 1.89m)

- W.C
- Vanity Unit and Shower



GARAGE: (6.09m X 3.84m)

EXTRAS:

- Triple glazed windows
- Underfloor Heating
- Air to water heating system



VIEWING: Strictly by appointment only through Robinson Estate Agents (074) 9120990
This schedule was prepared on the 1st April 2026. While these particulars are believed to be correct they are intended for guidance only and do not form part of any agreement or contract