



ROBINSON
ESTATE AGENTS

BALLYHIERNAN, KINDRUM, FANAD, CO DONEGAL F92E9V3



3 BEDROOM DETACHED HOUSE

Set on an elevated site of approximately 2 acres, this impressive family home enjoys breath-taking views over Kindrum Loch to the rear and the Atlantic coastline to the front. Accessed by a sweeping stone-chipped driveway, the property offers privacy, space, and a truly picturesque setting. Extending to approximately 232 sq.m. (2,500 sq.

Ft.), the home features three generous reception rooms, a spacious kitchen with adjoining utility, three double bedrooms including a principal Ensuite, a family bathroom, and a welcoming sun porch leading to an L-shaped hallway. A lower-level garage provides excellent storage or workshop space. Beautifully landscaped gardens and a large rear patio create the perfect space to relax and enjoy the stunning surroundings. Combining generous accommodation with an exceptional coastal location, this is a wonderful family home in the heart of Fanad.

ACCOMMODATION:

Kitchen/ Breakfast Room, Utility, Dining Room, Lounge, Family Room, W.C, 3
Bedroom (1 Ensuite), Bathroom.

Garage

ASKING PRICE: €520,000

BER Certificate No: 118383975



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PSRA Licence No.002682

Ref No. L

KITCHEN/BREAKFAST ROOM:

(6.0m x 5.0m)

- Tiled Flooring
- Eye & Low-Level Units
- Integrated Dishwasher
- Feature Bay Window
- Range Master Oven with Gas Hob
- Recess Ceiling Lighting



DINING ROOM:

(5.0m x 4.5m)

- Carpeted floor
- Coving on Ceiling
- Double Doors to Patio



LOUNGE:

(6.0m x 5.0m)

- Carpeted floor
- Feature Bay Window
- Inset Gas Fireplace Marble Surround



FAMILY ROOM

(4.3m x 3.7m)

- Carpeted
- Electric Fire
- Coving on ceiling

ENTRANCE SUNROOM

(6.1m x 2.0m)

- Carpeted



ENTRANCE HALLWAY:

(12.5m x 5.1m)

- Carpeted Floor
- Recessed Lighting
- Decorative Coving
- Cloak Room

UTILITY ROOM:

(3.6m x 2.5m)

- Tiled Flooring
- Low Level Units

W.C:

(2.6m x 2.0m)

- Tiled Floor
- W.C. Handbasin

VIEWING: Strictly by appointment only through Robinson Estate Agents (074) 912099 This schedule was prepared on the 15th July 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

BEDROOM ONE:

(4.8m x 4.3m)

- Carpeted
- Built in Wardrobe

ENSUITE:

(3.6m x 3.2m)

- Linoleum Floor
- Tiled Walls
- W.C. Handbasin
- Shower

BEDROOM TWO:

(4.6m x 4.1m)

- Carpeted Floor
- Built in Wardrobe
- Includes Wash Hand Basin

BEDROOM THREE:

(3.6m x 3.6m)

- Carpet Floor
- Built in Wardrobe
- Includes Wash Hand Basin

BATHROOM:

(3.1m x 2.7m)

- Fully Tiled
- W.C & Handbasin
- Bath & Separate Shower

GARAGE:

