

ERRAROEY, FALCARRAGH CO DONEGAL



4 BEDROOM HOME

An opportunity to acquire a beautifully designed new-build home in Erraroey, Falcarragh, set within the stunning landscape of the surrounding Donegal countryside. This proposed residence offers the opportunity to create a modern, energy-efficient family home finished to a high standard, combining contemporary living with the character and natural beauty of the Falcarragh area. The house will be constructed in accordance with the agreed architectural plans and specification, with the works progressing through a clearly defined staged construction programme.

ASKING PRICE
€450,000

PSRA Licence No.002682
Ref No. D

ROBINSON ESTATE AGENTS
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Staged Payment Schedule

Stage 1 – Site Works & Subfloor — €50,000

This stage includes:

- Site preparation and associated site works
- Foundations
- Subfloor construction
- Initial groundworks required to bring the project to subfloor level

Stage 2 – Blockwork, Roof, Windows & Doors — €150,000

This stage includes:

- External and internal blockwork
- Roof construction
- Roof coverings and associated works
- Complete installation of windows
- External and internal doors fitted as specified

Stage 3 – First Fix & Plastering — €130,000

This stage includes:

- First-fix plumbing
- First-fix electrical installation
- Finished floor preparation
- Internal plastering
- External plastering/rendering
- Associated first-fix building works

Stage 4 – Second Fix, Kitchen & Groundworks — €70,000

This stage includes:

- Second-fix plumbing
- Second-fix electrical works
- Internal doors
- Skirting boards and associated joinery
- Kitchen fitted
- Completion of outstanding groundworks

Stage 5 – Finishes & Completion — €25,000

This stage includes:

- Floor coverings fitted
- Stairs fitted
- Internal and external painting completed
- Final finishing works necessary to bring the house to completion

Prime Cost Allowance —

€25,000

- Kitchen and associated fittings
- Sanitary ware
- Floor coverings

