



ROBINSON

ESTATE AGENTS

No 4, ROCKHILL, DUNFANAGHY, CO DONEGAL F92 X2N7



4 BEDROOM DETACHED HOUSE

Nestled within a peaceful cul-de-sac of just five properties, this beautifully positioned four-bedroom detached residence offers a rare opportunity to own a home in one of Donegal's most sought-after coastal locations. Just a short stroll from Portnablagh Pier and only a five-minute drive from the charming village of Dunfanaghy, the property enjoys an enviable balance of tranquillity, convenience and spectacular coastal lifestyle. The spectacular beaches, rugged headlands and natural beauty of north-west Donegal are all within easy reach, making this an exceptional base for those seeking privacy, adventure and the timeless appeal of coastal living. The property has recently undergone MICA testing on the blocks achieved very satisfactory results. A comprehensive engineer's report is available to any potential buyer.

ACCOMMODATION:

Kitchen/ Dinning, Living Room, Sunroom, W.C Handbasin, 2 Bedrooms (One Ensuite),

First Floor 2 Bedrooms (One Ensuite), Bathroom.

BER Certificate No:
118889658

ASKING PRICE: €360,000

PSRA Licence No.002682
Ref No. D502



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30 Port Road Letterkenny Donegal / Main Street Dunfanaghy Donegal

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

KITCHEN/DINING ROOM (5.78m x 3.34m)

- MDF wall and floor units
- Open plan to living area
- Dishwasher, Electric Oven and hob, Integrated fridge freezer.
- Recess lighting
- Tiled floor
- Double doors to rear.



LOUNGE (5.56m x 4.7m)

- Oak floor
- Pine fireplace with cast iron insert



SUNROOM (4.12m x 4.21m)

- Oak floor



W.C & HANDBASIN: (2.15m x 1.36m)

- W.C & Handbasin
- Tiled floor
- Tiled to halfway

BEDROOM ONE: (3.3m x 3.57m)

- Laminate Floor

ENSUITE: (2.54m x 1.41m)

- W.C & Handbasin
- Tiled floor
- Tiled to halfway
- Shower Fully Tiled



BEDROOM TWO: (3.58m x 3.07m)

- Laminate Floor



FIRST FLOOR:

BEDROOM THREE: (4.7m X 3.61m)

- Laminate Floor
- Walk in Wardrobe



ENSUITE: (2.22m x 1.89m)

- W.C & Handbasin
- Tiled floor
- Tiled to halfway
- Shower



BEDROOM FOUR: (3.53m X 3.57m)

- Laminate Floor



BATHROOM: (2.71m x 2.02m)

- W.C & Handbasin
- Bath
- Tiled Floor
- Tiled Hallway

SPECIFICATIONS:

- Oil Heating
- Double Glazed PVC Windows



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

- **This schedule was prepared on the 29th of October 2025. While these particulars are believed to be correct they are intended for guidance only and do not form part of any agreement or contract**