



ROBINSON

ESTATE AGENTS

ARDS, CRESLOUGH, CO DONEGAL



SPACIOUS 5 BEDROOM HOUSE

This spacious 5-bedroom house sits on an elevated site beside the Ards Estuary. The property is located at the entrance of the tranquil and beautiful Ards Friary, where owners can walk the many small secluded beaches and forest walks. The property is beautifully presented and is suitable as a full-time residence or holiday home.

ACCOMMODATION:

Utility Room, Kitchen, Lounge, Living Room, Sunroom, W.C. & Handbasin, 5 Bedrooms, (1 Ensuite), Bathroom, Office.

ASKING PRICE: €570,000

BER Certificate No:

**PSRA Licence No.002682
Ref No. D490**

ROBINSON ESTATE AGENTS

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UTILITY ROOM: (2.88m x 1.98m)

- Tiled floor
- Plumbed for Washing Machine and Tumble Dryer

KITCHEN: (5.65m x 4.36m)

- Oak Wall and Floor MDF Units
- Centre Island
- Gas Hob with Stainless Steel Extractor Canopy
- Fridge Freezer
- Tiled Floor
- Tiled between units
- Integrated Dishwasher
- Recess Lighting



LOUNGE (4.07m x 4.8m)

- Solid Oak Floor
- Stone Fireplace with Wooden Mantle and Solid Fuel Stove.
- Double Door to Sunroom



SUNROOM: (3.66m x 3.55m)

- Solid Oak Floor
- Pine Ceiling

ENTRANCE HALL: (4.12m x 4.06m)

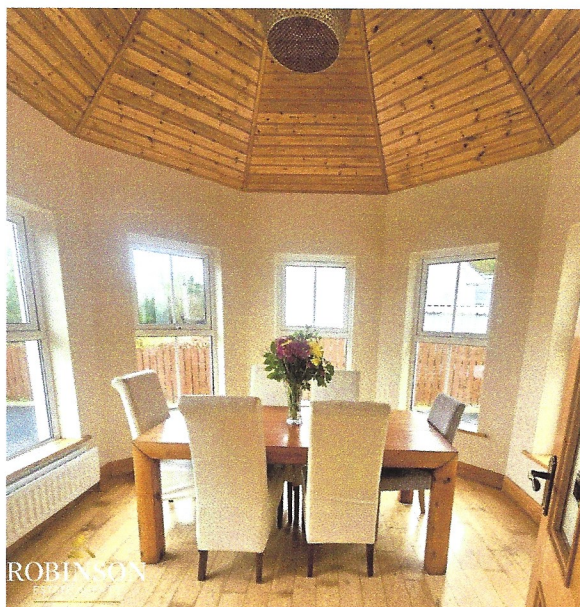
- Tiled Floor

LIVING ROOM: (5.35m x 5.66m)

- Solid Oak Floor
- Marble Fireplace with Cast Iron Interior

W.C HANDBASIN: (2.88m x 1.55m)

- Tiled Floor



BEDROOM ONE: (3.76m X 4.73m)

- Semi Solid Wooden Floor
- Walk-in Wardrobe

EN-SUITE: (1.76m X 1.98m)

- W.C. Handbasin and Corner Shower
- Fully Tiled

BEDROOM TWO: (5.28m X 5.13m)

- Oak Floor
- Built in wardrobes

BEDROOM THREE: (3.77m X 3.09m)

- Oak Floor
- Built in wardrobes

BEDROOM FOUR: (4.81m X 2.75m)

- Laminate Floor
- Walk-in Wardrobe
- Built in Shelving
- Carpeted

BEDROOM FIVE: (4.81m X 3.1m)

- Laminate Wood Floor

BATHROOM: (3.73m X 2.97m)

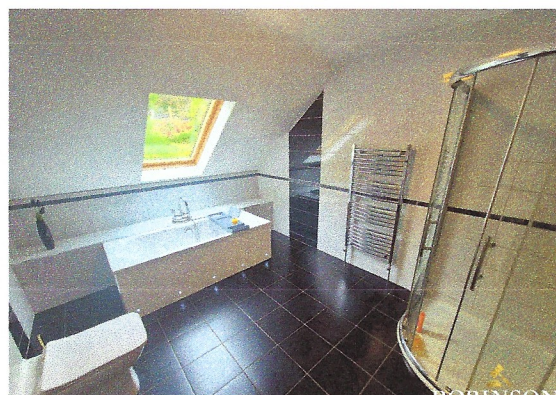
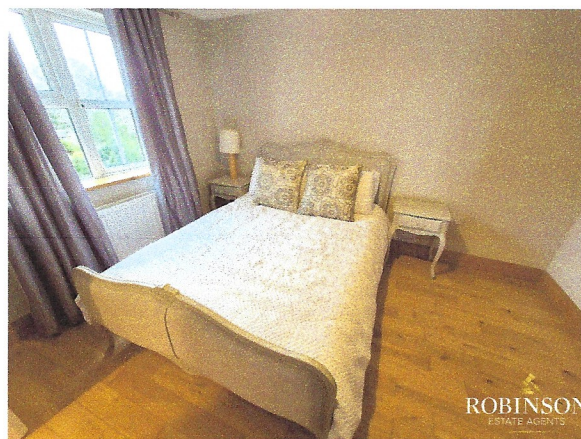
- Fully Tiled
- W.C. Handbasin
- Freestanding Bath
- Corner Shower
- Heated Towel Rail

OFFICE/BEDROOM: (3.76m X 2.50m)

- Solid Oak Floor

SPECIFICATIONS:

- Oil Heating
- Double Glazed Windows
- Large Detached Shed



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

This schedule was prepared on the 30th April 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