



ROBINSON
ESTATE AGENTS

1 ATLANTIC COAST, CARRIGART, CO DONEGAL F92N228



STUNNING 3 BEDROOM DETACHED HOUSE

This beautifully maintained 3-bedroom detached house sits on an elevated site over-looking the Carrigart countryside with far reaching views of the Rosguill Peninsula, Sheephaven Bay and Muckish Mountain

The property is located just a 5-minute walk from the local village of Carrigart, which hosts a number of local amenities.

The property is beautifully presented and is suitable as a full-time residence or holiday home.

ACCOMMODATION:

Kitchen, Living Room, Sunroom, Bathroom, 3 Bedrooms,
(2 Ensuite), Mezzanine.

ASKING PRICE: €350,000

BER Certificate No: 118449875

PSRA Licence No.002682
Ref No. D492



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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:

(2.94m x 2.85m)

- MDF Wall and Floor Units
- Electric Oven & Gas Hob
- Tiled Floor
- Tiled between units

**LIVING AREA**

(7.96m x 4.63m)

- Pine Floor
- Bay Window
- Brick Fireplace with Wooden Mantle and Solid Fuel Stove.
- Pine Ceiling

**SUNROOM:**

(2.76m x 3.25m)

- Tiled Floor
- Pine Ceiling
- Double Doors onto Decking Area

**BATHROOM:**

(3.59m x 1.67m)

- Tiled Floor
- W.C. Handbasin & Bath



BEDROOM ONE: (3.58m X 2.39m)

- Pine Floor

BEDROOM TWO: (4.17m X 3.67m)

- Pine Floor

EN-SUITE: (2.98m X 1.39m)

- W.C. Handbasin and Shower
-

FIRST FLOOR

BEDROOM THREE: (5.37m X 4.59m)

- Pine Floor
- Built in Wardrobes

EN-SUITE:

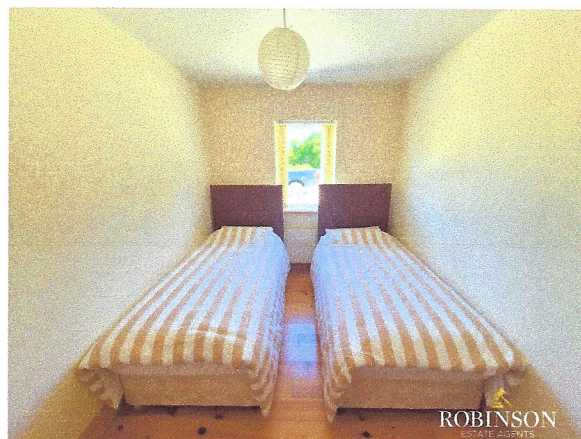
- W.C. Handbasin and Shower
- Tiled Floor
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MEZZANINE: (3.07m X 4.15m)

- Pine Floor
- Suitable for Conversion to Fourth Bedroom

SPECIFICATIONS:

- Oil Heating
- Double Glazed Windows
- Garden Shed to Rear



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

This schedule was prepared on the 22nd May 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