

# 15 CLUAIN DARA, GORTAHORK, CO DONEGAL, F92P2P0



# 3/4 BEDROOM TOWNHOUSE

This 3/4 bedroom townhouse is situated in the peaceful village of Gortahork on the Wild Atlantic Way looking out on views of Ballyness Bay.

This well-maintained property is within walking distance of all local amenities.

This property is an ideal full-time residence or holiday home.

#### **ACCOMMODATION:**

Kitchen, Living Room, Games Room, Bathroom, 3 Bedrooms, (1 Ensuite)

**ASKING PRICE: €218,000** 

**BER Certificate No: 103149738** 

BER B3

PSRA Licence No.002682 Ref No. D495

#### **ROBINSON** ESTATE AGENTS

30 Port Road Letterkenny Donegal / Main Street Dunfanaghy Donegal T. 074 91 20990 www.robinson.ie E. enquiries@robinson.ie

## **FIRST FLOOR**

## **KITCHEN:**

(4.86m x 3.96m)

- MDF Maple Shaker Wall and Floor Units
- Tiled Floor
- Electric Oven & Hob
- Integrated Fridge Freezer
- Recess Lighting
- Double Doors on to the Balcony



 $(5.18m \times 4.87m)$ 

- Laminate Floor
- Open Fire can be converted to Gas
- Pine fireplace with Cast Iron Insert

**BALCONY:** 

(4.98m x 1.57m)

# **SECOND FLOOR:**

## **GAMES ROOM/BEDROOM:**

(10.36m x 4.87m)

Laminate Floor









#### **GROUND FLOOR**

**ENTRANCE HALL:** (8.05m X 2.16m)

- Tiled Floor
- 2 Built in Storage Cupboards

**BATHROOM:** (2.16m X 1.97m)

- W.C & Handbasin
- Shower & Bath

**BEDROOM ONE:** (4.52m X 2.57m)

• Pine Floor

**EN-SUITE:** (2.57m X 0.91m)

- W.C. Handbasin
  - Tiled Floor
  - Shower

**BEDROOM TWO:** (4.06m X 2.42m)

• Pine Floor

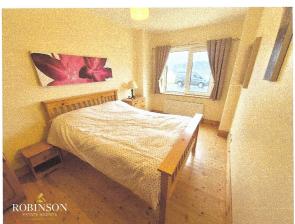
**BEDROOM THREE:** (4.1m X 2.31m)

- Pine Floors
- Double Doors to the Back

# **SPECIFICATIONS:**

- Property Management Company 500 p/a
- Gas heating zoomed to 3 floors
- Furniture Negotiable
- Curtains Included









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

This schedule was prepared on the 10<sup>th</sup> June 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