



ROBINSON

ESTATE AGENTS

2 PORTDALE COTTAGES, PORTNABLAGH, CO. DONEGAL, F92 PY88



3 BEDROOM DETACHED HOUSE

This 3 bedroom detached house is situated in a small development just 100 yards from the town centre. The property has two separate living rooms and could be easily changed to a 4 bedroom. The property has a good sized garden and is ready for immediate occupation.

ACCOMMODATION:

Kitchen/ Dining Area, Living Room, Lounge, Utility, W.C., 3 Bedrooms (1 En-suite), & Bathroom

ASKING PRICE: €275,000

BER Certificate No.: 117570630

PSRA Licence No.002682

BER D1

Ref No. D458

ROBINSON ESTATE AGENTS

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KITCHEN/ DINING AREA: (4.40m x 5.80m)

- MDF Wall & Floor Units
- Semi Solid Wooden Floor in Dining Area
- Dishwasher
- Electric Oven & Gas Hob
- Tiled Floor in Kitchen



LIVING ROOM: (3.81m x 3.39m)

- Semi Solid Wooden Floor
- Wooden Fireplace with Electric Insert



LOUNGE: (3.75m x 4.40m)

- Semi Solid Wooden Floor
- Stone Fireplace with Wooden Mantle



BEDROOM 1: (3.75m x 3.26m)

- Laminate Floor

En-suite: (3.26m x 1.12m)



BEDROOM 2:

(3.83m x 3.13m)

- Laminate Level



BEDROOM 3:

(3.83m x 3.13m)

- Laminate Floor



BATHROOM:

(3.73m x 1.76m)

- Tiled Floor
- Tiled to Halfway
- W.C., Handbasin & Bath



W.C.

(1.84m x 1.51m)

- Tiled Floor

SPECIFICATIONS:

- Oil Heating
- Double Glazed PVC Windows
- Includes Blinds
- Furniture Negotiable

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

This schedule was prepared on the 5th July 2024. While these particulars are believed to be correct they are intended for guidance only and do not form part of any agreement or contract.