



**ROBINSON**  
ESTATE AGENTS

**4 RAMONAGHAN LANE, DUNFANAGHY, CO. DONEGAL F92 E9XV**



**3 BEDROOM DETACHED HOUSE**

This 3 Bedroom detached property is located on an elevated site overlooking Sheephaven Bay. The property is very well presented and maintained by present owners. The property includes 3 bedrooms all en-suite.

**ACCOMMODATION:**

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

**ASKING PRICE: €400,000**

**BER Certificate No.:**

**PSRA Licence No.002682**

**Ref No. D459**

**ROBINSON ESTATE AGENTS**

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**KITCHEN/DINING ROOM:** (6.17m x 3.52m)

- Vinyl Floor
- Tiled between Units
- Oak Kitchen Wall & Floor Units
- Built in Electric Oven & Hob
- Coving in Ceiling



**LIVING ROOM:** (4.74m x 4.28m)

- Vinyl Floor
- Double Doors from Hall



**W.C & HANDBASIN.:** (0.85m x 1.62m)

- Tiled Floor
- W.C. & Handbasin
- Wooden Panelling to Half Way

**BEDROOM 1:** (3.29m x 4.30m)

- Vinyl Floor



**En-suite:** (2.66m x 0.98m)

- W.C. & Handbasin
- Tiled Floor

**UTILITY:**

(2.08m x 2.52m)

- Includes Hot-press
- Tiled Floor



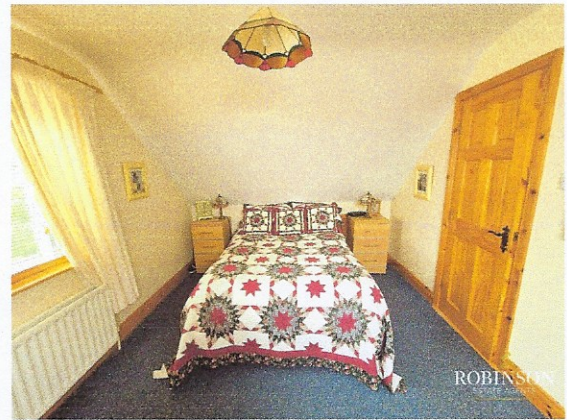
**BEDROOM 2:**

(4.26m x 4.44m)

- Carpeted Floor

**En-suite:**

- W.C., Handbasin & Shower
- Tiled Floor



**BEDROOM 3:**

(4.26m X 4.44m)

- Carpeted Floor

**En-suite:**

- W.C., Handbasin & Shower
- Tiled Floor



**SPECIFICATIONS:**

- Blinds and Light Fittings Included
- Double Glazed Windows
- Oil Heating
- Garden Shed to Rear

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

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