



ROBINSON
ESTATE AGENTS

BALLYBOES, FALCARRAGH, CO. DONEGAL F92 HC65



3 BEDROOM COTTAGE

This 3 Bedroom cottage is situated midway between Dunfanaghy and Falcarragh. The cottage has been tastefully restored and extended. The cottage is a short drive from Falcarragh strand. Must be viewed to appreciate the quaintness, character and quality of interior finish.

ACCOMMODATION:

Kitchen, Living Room, Utility, 3 Bedrooms (one en-suite) & Shower Room

ASKING PRICE: €250,000

BER Certificate No.: 115227936



PSRA Licence No.002682

Ref No.D460

ROBINSON ESTATE AGENTS

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KITCHEN: (4.70m x 2.87m & 3.06m x 4.12m)

- Tiled Floor
- PVC Kitchen Wall & Floor Units
- Electric Oven & Gas Hob
- Granite Worktop
- Sliding Door onto Patio Area



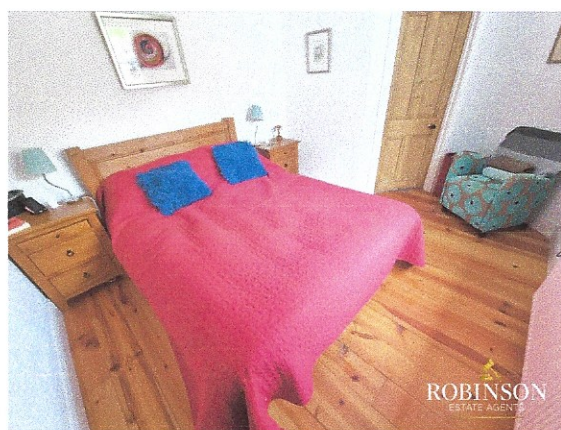
LIVING ROOM: (3.67m x 4.33m)

- Pine Floor
- Solid Fuel Stove



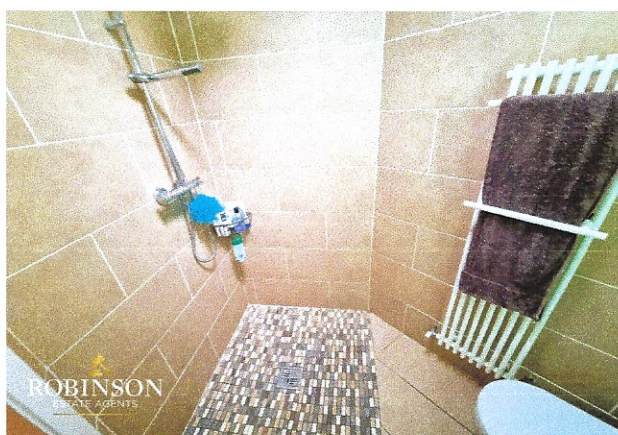
BEDROOM 1: (4.34m x 3.11m)

- Pine Floor



En-suite: (1.50m x 2.24m)

- Shower Room Fully Tiled
- W.C. & Handbasin



BEDROOM 2:

(3.07m x 3.13m)

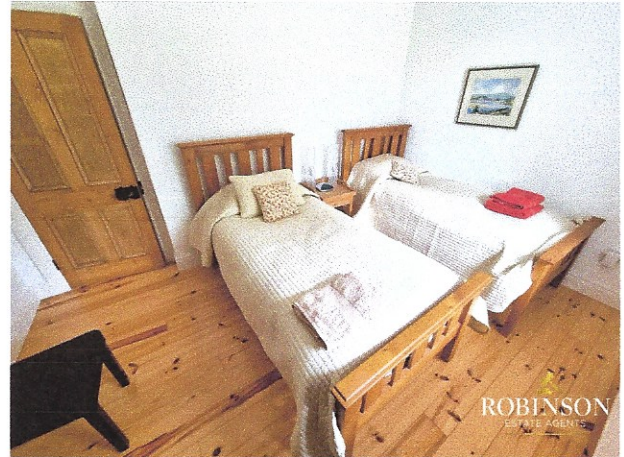
- Pine Floor



BEDROOM 3:

(4.03m x 2.82m)

- Pine Floor



SHOWER ROOM:

(2.81m x 1.31m)

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



UTILITY:

(2.56m x 1.79m)

- Tiled Floor
- Built in Units

SPECIFICATIONS:

- Gas Heating
- Security Cameras Inside and Out
- Alarm System
- Double Glazed Windows
- Electronic System to Control Heating Remotely
- Detached Shed with Electric and Water

VIEWING: Strictly by appointment only through Charlie Robinson Estate Agents (074) 9136555

This schedule was prepared on the 12th 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.