



# ROBINSON

ESTATE AGENTS

## BALLINA, FALCARRAGH, CO. DONEGAL F92F7YC



  
**ROBINSON**  
ESTATE AGENTS

### 3 BEDROOM BUNGALOW

This 3 bedroom bungalow is situated on the outskirts of Falcarragh. Although in need of modernisation the bungalow has been vacant more than two years and qualifies for the refurbishment grant. The bungalow has the benefit of a large detached garage and a spacious site.

#### **ACCOMMODATION:**

Kitchen/ Dining Area, Living Room, Lounge, Utility, W.C., 3 Bedrooms, Shower Room & Two Attic Rooms

**ASKING PRICE: €229,000**

**BER Certificate No.: 117570630**

**PSRA Licence No.002682**

**Ref No. D462**

**ROBINSON ESTATE AGENTS**

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T. 074 91 20990 [www.robinsonestateagents.ie](http://www.robinsonestateagents.ie) E. [enquiries@robinsonestateagents.ie](mailto:enquiries@robinsonestateagents.ie)

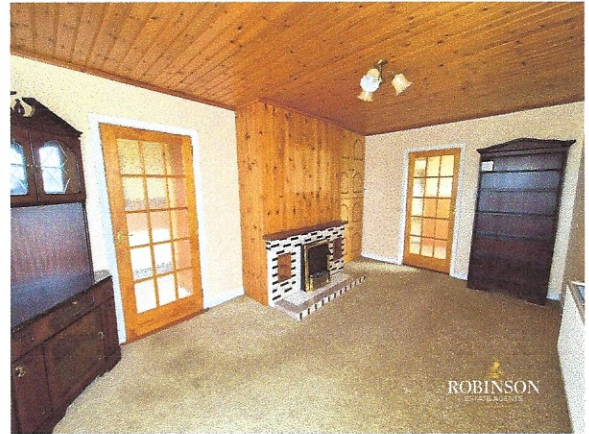
**KITCHEN/ DINING AREA:** (5.20m x 3.75m)

- Oak Wall & Floor Kitchen Units
- Tiled between Units
- Oil Stanley Range
- Corner TV Unit Built in
- Tiled Floor in Kitchen
- Vinyl Floor in Dining Area



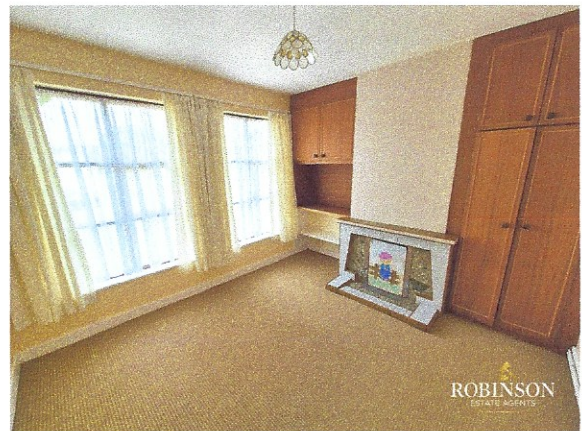
**LIVING ROOM:** (4.73m x 3.01m)

- Carpeted Floor
- Tiled Fireplace with Wooden Mantle
- Built in Storage Presses



**LOUNGE:** (3.40m x 3.04m)

- Built in Units
- Tiled Fireplace
- Suitable for 4<sup>th</sup> Bedroom



**UTILITY:** (2.90m x 1.75m)

- Wooden Panels on Wall
- Plumbed for Washing Machine

**BEDROOM 1:** (2.41m x 4.03m)

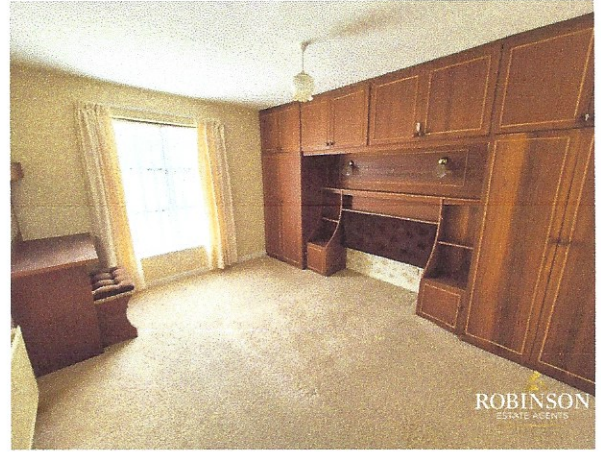
- Carpeted



**BEDROOM 2:**

(2.85m x 2.40m)

- Carpeted
- Built in Wardrobe & Vanity Unit



**W.C & HANDBASIN.**

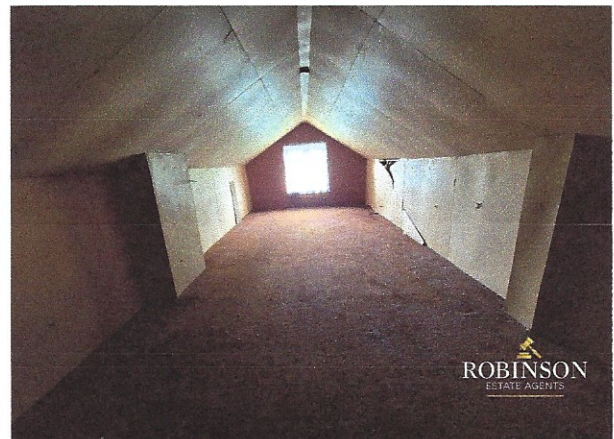
(1.80m x 2.36m)



**BEDROOM 3:**

(4.17m x 3.41m)

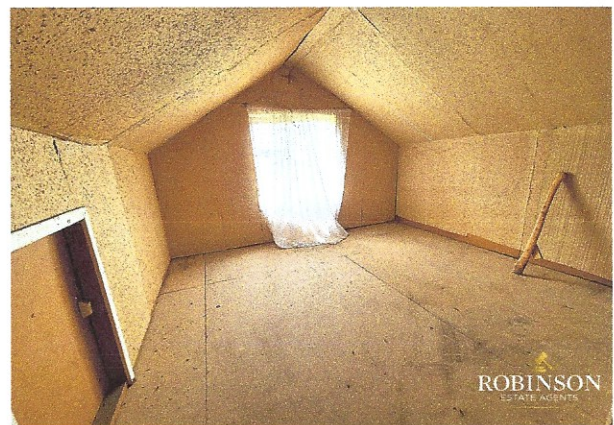
- Carpeted
- Built in Wardrobes



**TWO ATTIC ROOMS:**

(2.74m x 2.54m)

(6.59m x 2.73m)



**SHOWER ROOM:** (1.79m x 1.70m)

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

**UTILITY:** (2.90m x 1.75m)

- Wooden Panels on Wall
- Plumbed for Washing Machine

**SPECIFICATIONS:**

- Oil Heating
- Single Glazed Windows
- Double Glazed in Back Extension
- Detached Garage

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

**This schedule was prepared on the 30<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.**