



ROBINSON

ESTATE AGENTS

NO.3 KINNALARGY, DOWNINGS, CO. DONEGAL F92DY94



4 BEDROOM BUNGALOW

This large four-bedroom bungalow site on an elevated site with uninterrupted views of Mulroy Bay

The property has direct access onto the water with a mooring suitable for boats and water enthusiasts. The property is entered by electric security gated and is being sold fully furnished. A

mica test has been carried out on the property and has been passed. Other features include, bathroom with jacuzzi bath, remote control central heating, oil fired AGA redfyre range, deck with glass surround and solid oak flooring throughout. The property is within walking distance of Downing's village and the famous 'singing pub'

ACCOMMODATION:

Entrance Hallway, Living Room, Sunroom, Lounge, Kitchen / Dining Room, Utility, Bathroom, 4 Bedrooms (4 En-suite)

ASKING PRICE: €790,000

BER Certificate No.:102122967

PSRA Licence No.002682

BER C3

Ref No. D464

ROBINSON ESTATE AGENTS

30 Port Road Letterkenny Donegal / Main Street Dunfanaghy Donegal

T. 074 91 20990 www.robinsonestateagents.ie E. enquiries@robinsonestateagents.ie

ENTRANCE HALL: (4.21m x 5.82m)

- Solid Oak Floor

LIVING ROOM: (6.87m x 4.15m)

- Marble Fireplace with Cast Iron Interior
- Gas Fire can be changed to Solid Fuel



SUNROOM: (4.07m x 3.23m)

- Oak Floor



LOUNGE (4.15m x 4.49m)

- Oak Floor



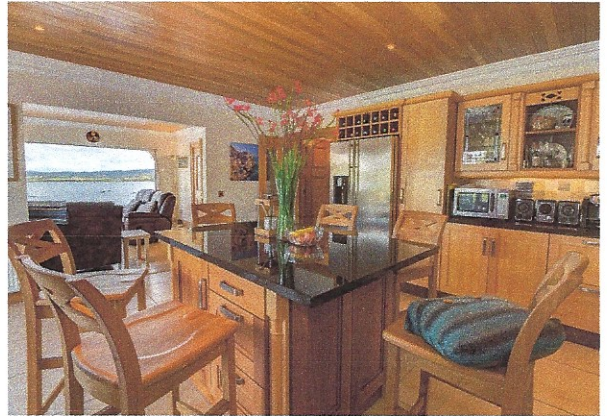
KITCHEN / DINING ROOM: (5.80m x 4.96m)

- Solid Maple Kitchen
- Tiled Floor & Tiled between Units
- Centre Island
- Marble Worktops
- American Fridge Freezer
- Electric Oven & Hob
- Oak Ceiling with Recess Lighting
- Decorative Coving
- Oil Fired Aga Range



UTILITY: (1.45m X 2.14m)

- Tiled Floor
- Tiled Walls



BATHROOM: (1.91m X 2.61m)

- Vanity Unit & W.C.
- Jacuzzi Bath with Mixer Tap
- Fully Tiled



BEDROOM 1: (3.77m x 3.98m)

- Oak Floor
- Front Facing

En-suite (2.77m x 1.07m)

- W.C. & Vanity Unit
- Shower
- Fully Tiled



BEDROOM 2:

(3.77m x 3.94m)

- Solid Oak Floor

En-suite

(2.77m x 1.05m)

- W.C. & Vanity Unit
- Shower
- Fully Tiled



BEDROOM 3:

(3.74m x 3.47m)

- Oak Floor
- Built-in Wardrobes

En-suite

(2.76m x 1.05m)

- W.C. & Vanity Unit
- Jet Shower



BEDROOM 4:

(3.74m x 3.52m)

- Oak Floor
- Built-in Wardrobes

En-suite

(2.76m x 1.07m)

- W.C. & Vanity Unit
- Shower
- Fully Tiled



SPECIFICATIONS:

- Oil Fired AGA Redfyre Range Cooker
- Oil Central Heating (can be controlled remotely by text message from anywhere in the world)
- American Fridge/Freezer with Ice Maker
- Fully Fitted Kitchen with Appliances
- Solid Oak Floors and Ceilings
- Utility Room with Washing Machine & Tumble Dryer
- Linen Cupboards (Large)
- All Furniture Included
- Private Driveway with Electric Security Gates
- Private Slipway Direct into Sea
- Mooring Suitable for up to 30ft Boat
- Deck with Glass Surround Overlooking Mulroy Bay
- Alarm and Security Lights
- 10 Minute Walk to Downing's Village
- 10 Minute Walk to Famous 'Singing Pub'
- Full MICA Test & Report by McBride & McAleer Engineers Showing House has no MICA



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

This schedule was prepared on the 7th August 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.