

St. Ernan's, Muckross, **Donegal Town, F94 E76K**

Exceptional "A" Rated 4 B/r Residence

with 3 B/r Annexe

Spectacular Views of Donegal Bay



Enjoying a magnificent private south facing setting overlooking Donegal Bay and surrounding countryside; situate just 1.25 km from "**Abbott's**" and 2.5 km from Donegal Town.

Constructed in 1981 and extended in 314.45 sq.m the property is completed throughout to an exceptionally high standard.

Main Residence. Large Conservatory, Lounge, Open planned Kitchen with Dining Area & Living Area, 4 No. Bedrooms (2 en-suite), Bathroom & Shower Room

Annexe 3 No. Bedrooms (all en-suite) & Home Office

BER - A3

Guide Price - € 750,000

Entrance Hallway

5.62 m. x 2.43 m
porcelain tiled floor, cathedral high ceiling with 3 velox windows

W.C.

Toilet, wash basin; fully tiled. Storage Closet

Sitting Room

6.83 m. x 4.35 m.
timber flooring; Built-in large T.V. with enclosed electric fire underneath.
Great south facing views of Donegal Bay; open archway to -

**Dining Room**

3.53 m. x 3.34 m.
terrific views of Sea



Open planned Kitchen / Living / Dining

Kitchen

4.37 m. x 3.87 m.

porcelain tiled floor, cream coloured high quality fitted units with integrated dishwasher, large fridge, separate dishwasher and further integrated fridge; large breakfast island; "Smeg" 7 ring cooker; cathedral ceiling

Dining / Living

7.55 m. x 3.62 m.

porcelain tiled floor; sliding door to front, great view; enclosed fire, recess lighting; magnificent views of Sea







Conservatory

5.78 m. x 4.91 m.

porcelain tiled floor; stunning room with views of sea; cathedral high ceiling; patio doors to rear; electronic blinds



Rear Porch

3.34 m. x 2.13 m.
decorative tiled floor; built-in storage units

Upper Level

Bedroom No. 1

4.26 m. x 3.96 m.
carpet; wall length built-in slide-robres; large window overlooking
Sea



Dressing Room

3.93 m. x 3.12 m.
carpet; fully shelved

Shower Room

Large shower, toilet and wash basin; fully tiled



Lower Level

Bathroom

Bath with shower attachment overhead, toilet and wash basin; fully tiled



Bedroom No. 2

5.57 m. x 3.34 m.
large window overlooking sea, carpet

En-suite

Power Shower, toilet and wash basin; fully tiled



Bedroom No. 3

4.24 m. x 2.50 m.
carpet; large window with sea views



Bedroom No. 4 / Sauna Room 3.33 m. x 3.04 m.
Sauna; built-in wardrobes

2 Storey Annexe – access via rear porch adjoining Kitchen and comprising -
Ground Floor

Bedroom No. 1 4.09 m. x 3.38 m.
carpet; built-in slide-robes and vanity unit

En-suite power shower, toilet and wash basin; fully tiled



Utility

3.53 m. x 2.11 m.
fitted units; built-in sliding storage unit

Study / Play Room

4.09 m. x 3.34 m.
carpet

First Floor.**Landing**

carpet

Bedroom No. 2

5.78 m. x 3.36 m.
carpet; great views of sea

En-suite

power shower, toilet and wash basin; fully tiled

**Bedroom No. 3**

5.67 m. x 3.35 m.
carpet

En-suite

power shower, toilet and wash basin; fully tiled



The lawns to the front are immaculately landscaped.

Detached Garage

Ber No 103799706



