# 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

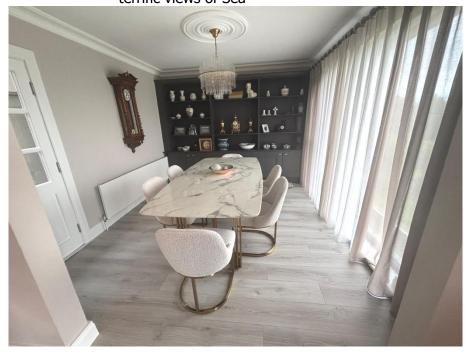
underneath.

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 ad 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

 $5.78 \ \text{m.} \ \text{x} \ 4.91 \ \text{m.}$  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

 $4.26 \text{ m. } \times 3.96 \text{ m.}$  carpet; wall length built-in slide-robes; 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

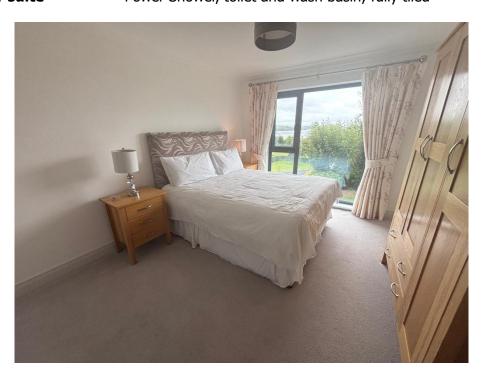


**Bedroom No. 2** 

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

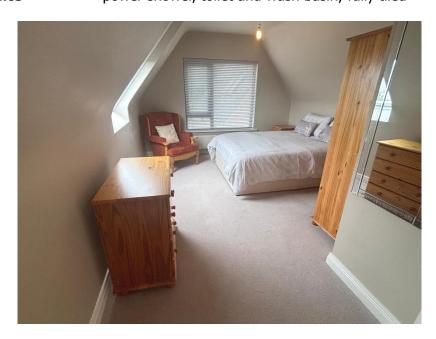
**En-suite** power shower, toilet and wash basin; fully tiled



**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



