



ROBINSON
ESTATE AGENTS

TULLYBEG, CHURCHILL, CO DONEGAL F92FY02



STUNNING 3 BEDROOM DETACHED HOUSE

This charming detached residence enjoys a wonderful setting surrounded by mature greenery and benefiting from beautiful elevated views over the surrounding countryside and lake. The property combines traditional character with a bright, comfortable layout, making it an appealing home or retreat in a particularly scenic location. Outside, the property sits within generous mature gardens, offering excellent privacy and a lovely connection with the surrounding landscape. The setting is particularly impressive, with views extending across the lake and rolling hills beyond, creating a peaceful and picturesque backdrop. With its attractive countryside setting, generous accommodation and wonderful outlook, this property offers an excellent opportunity for those seeking a comfortable home in a tranquil rural location.

ACCOMMODATION:

Kitchen, Living Room/Dining area, Utility, Hallway, 3 Bedrooms (One Ensuite), Bathroom & Mezzanine.

BER Certificate No: 102172582 ASKING PRICE: €420,000

**PSRA Licence No.002682
Ref No. D**

BER C ≤225

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KITCHEN (3.05m x 3.35m)

- Slate Floor
- Cream Kitchen Wall & Floor Units
- Freestanding Electric Cooker
- Tiled between units

**LIVING ROOM/DINING AREA: (5.38m x 4.09m) (2.39m x 2.36m)**

- Pine Floor
- Solid Fuel Stove with Tile Surround
- 5m High Ceiling. Pine with Recess Lighting

**UTILITY: (1.84m X 3.37m)**

- Slate Floor
- Built-In Floor Units
- Includes Washing Machine

HALLWAY: (4.78m X 1.88m)

- Pine Floor
- Pine Stairs

BATHROOM: (1.9m X 2.87m)

- Tiled Floor
- Tiled to Halfway
- W.C and Handbasin
- Bath with Mixer Shower Head

**BEDROOM ONE: (2.05m X 3.49m)**

- Pine Floor

BEDROOM TWO: (5.06m X 3.99m)

- Pine Floor

ENSUITE: (2.84m X 0.96m)

- Fully Tiled
- W.C & Handbasin
- Electric Triton Shower

**BEDROOM THREE: (3.37m X 3.19m)**

- Pine Floor

MEZZANINE: (4.3m X 2.09m)

- Pine Floor
- Pine Ceiling with Recess Lighting



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

- **This schedule was prepared on the 22nd September 2026. While these particulars are believed to be correct they are intended for guidance only and do not form part of any agreement or contract**