

Revlin, **Donegal Town** F94 Y6P9

Substantial 4 B/r Residence on 1.21 Acres

Overlooking Donegal Estuary



Situate in a much sought after private residential area yet only 200 metres from Tirconail Park and just 1km from The Diamond.

Constructed in 1988 and extending to 162.7 sq.metres (1750 sq.ft.) the property occupies an elevated setting with mature trees surrounding and enjoying south westerly views of Donegal Estuary.

Ground Floor. Sitting Room with Dining Room / Office adjoining; Living Room, Kitchen, Utility, W.C.;

First Floor. 4 No. Bedrooms & Bathroom.

Large Double Garage
BER - D2

Potential for further site

Landscaped Lawns

Price Guide - € 475,000

Ground Floor.

Entrance Hallway

3.07 m. x 2.18 m.
polished laminated floor



Sitting Room

4.97 m. x 3.89 m.
polished laminated floor; open fireplace; door to -



Dining Room / Office

3.87 m. x 2.82 m.
timber floor, fitted storage units; piped for en-suite;
dividing wall could be removed to make one large sitting room

Living Room

3.87 m. x 3.47 m.
bay window enjoying terrific views of Donegal Bay; polished
laminated floor; raised solid fuel stove - "Stanley" with back
boiler for radiators and water; double glass doors opening to -



Kitchen

3.86 m. x 3.55 m.
porcelain tiled floor, oak fitted units with built-in double oven and hob; free standing dishwasher

**Utility**

2.18 m. x 2.17 m.
plumbed for washing machine; porcelain tiled floor

W.C.First Floor.**Bedroom No. 1**

3.50 m. x 2.76 m.
laminated floor, built-in wardrobe and vanity unit

Bedroom No. 2

3.56 m. x 3.42 m.
laminated floor; built-in wardrobe and vanity unit; plumbed for sink

Bedroom No. 3

3.57 m. x 3.22 m.
Built-in slide-robos

Bedroom No. 4

3.88 m. x 3.47 m. including -

En-suite

Power Shower, toilet and wash basin





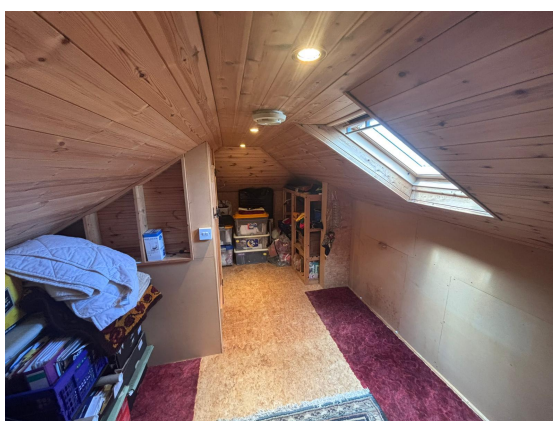
Bathroom

2.80 m. x 2.13 m.
bath with electric shower overhead, toilet and wash basin; fully tiled



Attic

Accessed by purpose built steps
5.03 m. x 2.84 m.
Ideal for home office



Oil fired central heating

P.V.C. Double Glazed Windows

BER - D2

Ber No. - 116551706

Detached Garage -

9.70 m. x 5.28 m.
2 No. Vehicular Doors, work bench;
oil boiler (new burner 2025)



To the rear is a large raised hard core parking area; further tarred parking area surrounding house.

The surrounding lawns are well landscaped; there is an abundance of fruit trees including apple, blackcurrant, redcurrant and raspberry trees.



