



**ROBINSON**  
ESTATE AGENTS

**GOLF VIEW, KINNALARGY, DOWNINGS, F92 RC56**



**5 BEDROOM DETACHED HOUSE**

Nestled in the beautiful countryside of Kinnalargy, Golf View is a spacious five-bedroom detached home enjoying spectacular views over Sheephaven Bay. This well-presented property offers comfortable family living with five bedrooms (including one Ensuite), a bright living room, a spacious kitchen & dining area, and a family bathroom. Set on an elevated site with ample parking and surrounded by Donegal's stunning coastal scenery, Golf View is just a short drive from Downings village, beaches, golf courses, and local amenities. An added benefit is that this property qualifies for the Vacant Property Refurbishment Grant.

**ACCOMMODATION:**

Kitchen, Dining Room, Livingroom, Five Bedrooms (1 Ensuite) Bathroom  
Outside Utility & W.C. Basement Garage

BER Certificate No: 119526614

**BER F** ≤375

**ASKING PRICE: €495,000**

PSRA Licence No.002682

Ref No. D

ROBINSON ESTATE AGENTS

30 Port Road Letterkenny Donegal / Main Street Dunfanaghy Donegal

T. 074 91 20990 [www.robinson.ie](http://www.robinson.ie) E. [enquiries@robinson.ie](mailto:enquiries@robinson.ie)

**KITCHEN:** (4.12m x 4.08m)

- Wall and Floor Oak Units
- Vinyl Floor
- Free Standing Oven and Hob
- Dishwasher and Fridge Freezer



**DINNING ROOM:** (4.08m x 3.63m)

- Carpeted floor

**LIVING ROOM:** (7.45m x 4.47m)

- Carpeted floor
- Stone fireplace
- Built in Tv Unit
- Pine Ceiling



**BEDROOM ONE:** (3.02m x 3.98m)

- Carpeted
- Built in Wardrobe

**BEDROOM TWO:** (4.23m x 2.75m)

- Carpeted
- Built in Wardrobe

**BEDROOM THREE:** (3.98m x 3.74m)

- Carpeted
- Built in Wardrobe



**BATHROOM:** (2.44m x 2.49m)

- W.C Handbasin & Shower
- Tiled Walls
- Vinyl Floor



**MASTER BEDROOM:** (5.68m x 4.38m)

- Carpeted Floor

**ENSUITE**

- Vinyl Floor
- W.C & Handbasin
- Tiled Walls
- Shower

**BEDROOM FIVE:** (3.63m x 3.35m)

- Carpeted

**OUTSIDE W.C:** (2.02m x 0.95m)

- W.C Handbasin & Shower

**OUTSIDE UTILITY:** (1.4m x 2.59m)

**BASEMENT GARAGE:** (7.6m x 3.16m)

