

Crana Financial Services Ltd.

Inishowenproperties.com



17A St. Columba's Ave. Buncrana

We are pleased to offer for sale by private treaty this delightful well-maintained 4 bedroom detached family home. Located in a popular area of Buncrana, within walking distance of the town centre. Close to all amenities. This residence offers deceptive amount of accommodation making it ideally suited to the family who will appreciate it internal aspect.

Accommodation:

Living room, Dinning /Kitchen Fitted kitchen units, utility room, & w.c.,4 Bedrooms, Family Bathroom,, Carpets and blinds included in sale, Outbuilding include office, wash room, boiler house and fuel sheds

***Inspection is highly recommended and may be arranged
by appointment with selling agent***

P.O.A.

**18 Lower Main Street, Buncrana,
Co. Donegal**

Phone: 074 9361031

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The accommodation

Ground Floor:

Entrance hallway	2.11 X 4.66	
Living room	4.6.7 X 4.66	Carpet Flooring
Kitchen/Dining Room	4.67 X 5.18	Tiled Flooring Fitted Kitchen
Utility Room	2.11 X 3.02	Fitted Units
Shower room	2.11 X 2.04	Tiled Flooring WC & WHB

First Floor

Bedroom 1	3.60 X 3.75	Carpet Flooring
Bedroom 2	3.40 X 3.12	Carpet Flooring
Family Bathroom	3.14 X 1.90	WC, WHB, Bath, Shower
Bedroom 3	3.40 X 3.12	Carpet Flooring

Features

- Walking distance to town centre
- Living Room with open fire
- Oil fired heating
- Double glazed window
- Solid Pine doors architrave, and skirting throughout
- Luxury kitchen with integrated appliances
- Utility room with fitted units
- Front & Rear garden
- Tarmac driveway with parking for 2 vehicles

Stamp Duty Rates

Chargeable consideration	Owner occupier
Up to €125,000	Exempt
Next €875,000	7%
Balance	9%

Directions:

From Buncrana Markets Square proceed down Lower Main Street and continue down Mill Brae until you come to T junction, turn left and then right continue up Millfield for approximately 50 mts turn left and continue up hill until you come to T junction and turn left, No 17A is situated on the left identified by our for sale board .

Mortgages:	Crana Financial Services are mortgage intermediaries and are regulated by the Irish Financial Services regulator authority. We can find you the most suitable mortgage that best suits your requirement from one the leading Irish Financial institutions. This is a free services
Office Hours:	Monday to Friday 10am to 6pm Saturday 11am to 3pm
Market Valuation Policy:	All properties are professionally valued by one of our qualified staff
Internet:	Full details of this property and all other properties are available on www.inishowenproperties.com <i>Register your detail today.</i>

Viewing strictly by appointment with Agent
Saturday viewing are available

CONDITIONS TO BE NOTED

1. These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property is to be relied on as a statement or representation of fact.

2. The vender does not give Crana Financial Services members or its staff authority to make or give any representation or warranty in respect of this property.

3. All descriptions, dimensions, references to condition and necessary permission for use and occupation and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself/herself or otherwise as to the correctness of each of them.

4. In the event of any inconsistency between these particulars and the contract of sale, the later will prevail.

5. As vendors agent Crana Financial Services Ltd. offer sites for sales seen when taking instruction stating the area as advised by the clients. Prospective purchasers should satisfy themselves to the exact acreage before bidding on a property.

