

# *Crana Financial Services Ltd.*

*Inishowenproperties.com*



## *Gort na mBo, Buncrana*

An impressive collection of quality homes by renowned developer nestling in a idyllic location . Situated a short distance from Buncrana Town centre, Gort na mBo offers a range of stylish three and four bedroom family homes and townhouses. The development effortlessly combines a peaceful and spacious living environment, with the essential modern conveniences just a short distance away. Providing a choice of six designs, these superior well proportioned homes offer not only a refreshing sense of character, but well considered layouts suited to today's modern lifestyle.

Buncrana is just 15 minutes from Derry city and 20 minutes from the famous Ballyliffin Golf Club. It boasts a range of exceptional beaches, fresh water fishing on the Crana and a host of good restaurants and bars. Add in other activities such as surfing, horse-riding, sailing and scenic walks, the location has something for everyone

*Viewing by appointment only*

***P.O.A.***

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# Gort na m'Ó

## HOUSE TYPE A

3 bedroom semi-detached 106.2 sq m

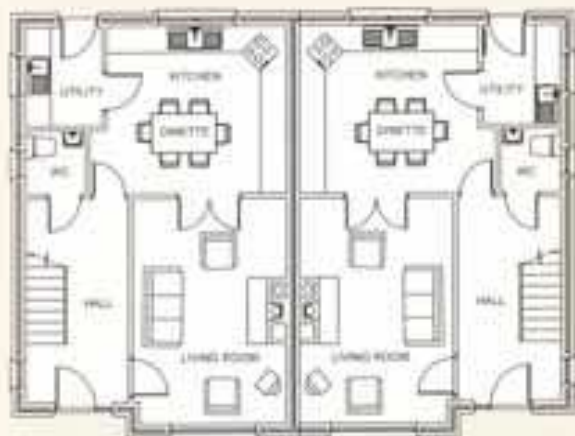
### ROOM DIMENSIONS

#### GROUND FLOOR

Living Room	3.40m x 5.10m
Kitchen/Dinette	4.15m x 3.80m
Utility	1.80m x 2.25m
WC	1.40m x 1.45m
Hall	2.40m x 4.60m

#### FIRST FLOOR

Bedroom 1	2.75m x 3.90m
En Suite	1.00m x 2.60m
Bedroom 2	3.60m x 3.40m
Bedroom 3	2.55m x 3.10m
Bathroom	2.60m x 3.00m



GROUND FLOOR



FIRST FLOOR

DISCLAIMER: These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Configurations of windows, bathrooms and wardrobes may be subject to alteration from those illustrated without prior notification. Purchasers should satisfy themselves as to the correct specification at the time of booking. The Vendor does not make a guarantee and neither the Selling Agent, nor any person in their employment, has the authority to make or give any representation or warranty whatsoever in relation to any property. Artists impressions and internal photographs are for illustration only. Plans are not to scale and all dimensions shown are approximate.

# Gort na m'Ó

## HOUSE TYPE B

4 bedroom semi-detached 123.8 sq m

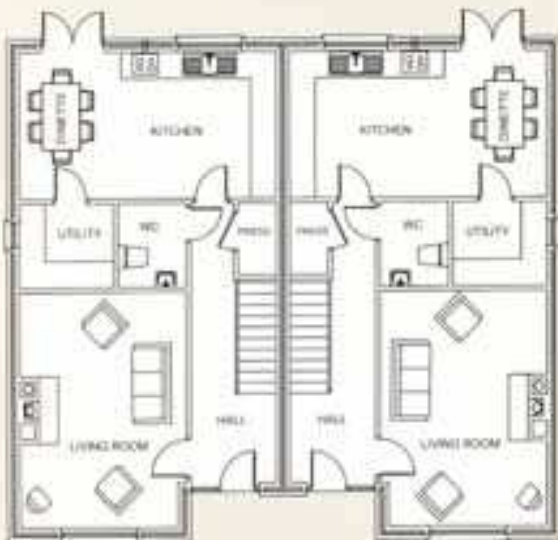
### ROOM DIMENSIONS

#### GROUND FLOOR

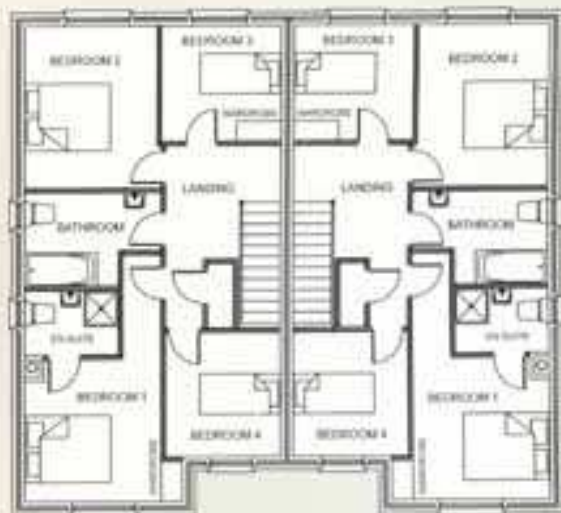
Living Room	3.80m x 5.30m
Kitchen/Dinette	6.00m x 3.30m
Utility	2.20m x 1.90m
WC	1.60m x 1.90m
Hall	2.00m x 8.25m

#### FIRST FLOOR

Bedroom 1	3.20m x 5.50m
En Suite	1.45m x 2.20m
Bedroom 2	3.10m x 3.65m
Bedroom 3	2.80m x 2.60m
Bedroom 4	2.70m x 2.80m
Bathroom	2.10m x 3.20m



GROUND FLOOR



FIRST FLOOR

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# Gort na m'Ó

## HOUSE TYPE C

4 bedroom detached 139.44 sq.m

### ROOM DIMENSIONS

#### GROUND FLOOR

Living Room	4.35m X 5.60m
Kitchen/Dinette	5.15m X 3.80m
Utility	1.80m X 2.25m
WC	1.80m X 1.45m
Hall	2.60m X 4.90m

#### FIRST FLOOR

Bedroom 1	3.05m X 2.60m
Bedroom 2	3.90m X 3.05m
Bedroom 3	3.90m X 3.10m
En Suite	2.90m X 1.20m
Bedroom 4	3.05m X 2.45m
Bathroom	2.90m X 1.85m



GROUND FLOOR



FIRST FLOOR

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# Gort na m'Ó

## HOUSE TYPES D, E & F

Corner, mid and end townhouses

### FLOOR AREAS

HOUSE 1  
3 BED END-TOWNHOUSE  
104.7 sq m

HOUSE 2  
3 BED MID-TOWNHOUSE  
115.7 sq m

HOUSE 3  
GROUND FLOOR 2 BED CORNER  
111.2 sq m

HOUSE 4  
FIRST FLOOR 3 BED CORNER  
122.5 sq m

HOUSE 5  
3 BED MID-TOWNHOUSE  
103.8 sq m

HOUSE 6  
3 BED END-TOWNHOUSE  
104.7 sq m



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## Specifications

- Walking distance to town centre
- Quality fitted kitchens and utility room units with a choice of doors from selected range
- Fitted bathroom suites and showers
- Marble Fireplace
- Appliances to kitchen and utility
- Tiling to bathrooms, kitchens, hall and utility
- Bison concrete slabs to first floor
- Oil Fired central heating
- uPVC external door and double glazed windows
- Large recreational areas
- All homes built to current building regulations ensuring high energy efficiency
- 10 years structural guarantee
- Concrete driveways and landscaped gardens

## Stamp Duty Rates

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

## Directions:

From Buncrana Main Street turn left at A.I. B. Bank and continue down Maginn Avenue passing Buncrana Nursing unit on Right, continue up Ardaravan going straight on over Hill head until you come to Ahilly crossroad, continue through crossroad turning left approximately 15 mts, continue on passing Heather park on the left, Gort na mBo can be found on the left identified by our for sale board .

<b>Mortgages:</b>	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
<b>Office Hours:</b>	Monday to Friday 10am to 6pm Saturday 11am to 3pm
<b>Market Valuation Policy:</b>	All properties are professionally valued by one of our qualified staff
<b>Internet:</b>	Full details of this property and all other properties are available on <a href="http://www.inishowenproperties.com">www.inishowenproperties.com</a> & <a href="http://www.propertynews.com">www.propertynews.com</a> <i>Register your detail today.</i>

**Viewing strictly by appointment**  
**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 vendor 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.