

Crana Financial Services Ltd.

Inishowenproperties.com



Ludden, Bunrana

Modern four bedroom detached dormer type bungalow situated on a large site the outskirts of Bunrana. This property is in excellent decorative order and offers spacious and bright accommodation throughout. Would make the ideal family home. Located within walking distance of Lisfannon Beach, the North West golf club and all amenities..

Accommodation:

Entrance Hallway, Sitting room, Family Room, Conservatory, Kitchen / Dining area, Utility room, W/c 4 Bedroom (master ensuite) and family bathroom

Viewing by appointment only with agent

P.O.A.

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

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The accommodation

Ground Floor:

Entrance hallway	10' X 22'8	
Living room	4.6.7 X 4.66	
Lounge	13'6 X 14'8	
Conservatory	11'8 X 11'11	
Kitchen/Dining Room	15' X 17'	Fitted Kitchen units
Utility Room	9'9 X 8'4	Fitted Units
Shower room	4' 5 X 9'	
Bedroom 1	12' 8 X 9'6	

First Floor

Bedroom 2 (master)	10'7 X 15'	
Ensuite	7' 1 X 7	
Bedroom 3	13' 9 X 11'6	
Bedroom 4	13'9 X 10'5	
Family Bathroom	8'6 X 6'8	
Bedroom 3	3.40 X 3.12	Carpet Flooring
Study	6' 11 X 8'2	

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
- Driveway with parking for 3 vehicles
- Close to Lisfannon Beach & North West Golf Club

Stamp Duty Rates

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

Directions:

From Buncrana travel toward Derry on the 258 continue down Sr Oran's road and railway road After passing the Inishowen Gateway Hotel enter the roundabout leaving at first exit and take the first right and continue up this road for approximately 1klm and the property is 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 & www.propertynews.com

Register your detail today.

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 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.