

Crana Financial Services Ltd.

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34 The Meadows, Buncrana

An attractive 4 Bedroom semi-detached dormer type Bungalow offers a deceptive amount of accommodation. This popular residential area is within easy walking distance of Buncrana town centre and easy reach of Derry, and is also convenient to golf clubs, restaurants, schools and other amenities.

Viewing this fine family home is recommended to fully appreciate all that is on offer.

Accommodation:

Sitting Room, Kitchen, Utility room 4 Bedrooms, Family Bathroom & Shower room

Detached garage

Mature garden to front and rear.

Oil fired heating.

Viewing by appointment only.

AMV €185,000

The accommodation

Entrance hallway	21'3 X 6'7
Living room	16'5 X 9'
Kitchen/Dining Room	12'6 X 11'5
Utility Room	6'2 X 5'9
Bathroom	9'6 X 6'5
Bedroom 1	12'7 X 12'2
Bathroom	6'3 X 6'3
Bedroom 2	10'2 X 9'6
Bedroom 3	19' X 12'1
Bedroom 4	19'1 X 12'1
Shower Room	7'8 X 5'4
Detached Garage	18' X 12'3

Stamp Duty Rates

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

Directions:

From our office proceed down Main street Turn left on to Ardaravan Square turning left on to the inner relief road turn right on to Maginn Avenue continue up Hill head turn right at the Meadows, turning left and entering estate no 34 is found on the left hand identified by our for sale board.

Viewing strictly by appointment with the Agent

All offers and negotiations must be conducted through this office

Mortgages:	Crana Financial Services are a Mortgage intermediary and are regulated by the financial services regulator authority.
Office Hours:	Monday to Friday 10am to 6pm Saturday 11am to 3pm
Market Valuation Policy:	All properties are professionally valued our qualified staff

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 latter 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.

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

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